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City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

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~~NOTICE OF CANCELLATION~~
~~OF THE~~
SAN FRANCISCO
CITY PLANNING COMMISSIONS'
REGULAR MEETINGS
THURSDAY
DECEMBER 26, 1991
and
JANUARY 2, 1992

NOTICE IS HEREBY GIVEN that the San Francisco City Planning Commission has canceled its Regular Meetings for Thursday, December 26, 1991 and Thursday, January 2, 1992, for the Christmas and New Year holidays.

Linda Avery
Commission Secretary

CPC:617

PLANNING COMMISSION ROSTER

PRESIDENT	WAYNE J. HU
V. PRESIDENT	EDWARD C. SEWELL
COMMISSIONER	SUSAN J. BIERMAN
COMMISSIONER	DOUGLAS J. ENGMANN
COMMISSIONER	JAMES B. MORALES
EX-OFFICIO	RUDOLF NOTHENBERG, CAO
(ALT for CAO)	NORMAN KARASICK
EX-OFFICIO	THOMAS J. ELZEY, GM, PUC
(ALT for GM, PUC)	ROMAINE BOLDRIDGE

Linda D. Avery
Commission Secretary



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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
January 9, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of November 21, 1991)
(Proposed for continuance to January 23, 1992)
2. 90.804DV (COLEMAN)
839 NORIEGA STREET, westside between 15th and 19th Avenues, Lot 37 in Assessor's Block 2052A --- Request for Discretionary Review of Building Application No. 9020770 to construct a third story addition to an existing one story over garage structure including the addition of family room, deck and other minor building modifications, in an RH-1 (D) (House Detached) District.
a) Consideration of Discretionary Hearing
b) Discretionary Review Hearing
(Continued from Regular Meeting of October 24, 1991)
(Proposed for continuance to January 16, 1992)
3. 91.701D (COLEMAN)
1239 -- 37TH AVENUE, westside between Lincoln Way and Irving Street, Lot 7 in Assessor's Block 1713 -- Request for Discretionary Review of Building Permit Application No. 9121848 to replace an existing back porch with a new family room that expands the building envelope in an RH-1 (House One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for continuance to February 6, 1992)

4. 91.241D (COLEMAN)
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11
in Assessor's Block 5956 -- Discretionary Review of Building Permit
Application No. 9010515S -- to construct a two story single family
dwelling, in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of December 5, 1991)
(Proposed for continuance to February 6, 1992)

5. 88.101E and 88.102E (MARSH)
Initiation of a new Article 10 of the City Planning Code and
amendments to City Planning Code Sections 209.9(e) and 303 and a new
Preservation Element of the Master Plan of the City and County of San
Francisco.

Consideration of a Resolution of Intent to initiate Text and Zoning
Map Amendments to the City Planning Code and to initiate a new
Preservation Element of the Master Plan of the City and County of San
Francisco.
(Proposed for indefinite continuance)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of
interest to the public that are within the subject matter jurisdiction of
the Commission except agenda items. With respect to agenda items, your
opportunity to address the Commission will be afforded when the item is
reached in the meeting with one exception. When the agenda item has
already been reviewed in a public hearing at which members of the public
were allowed to testify and the Commission has closed the public hearing,
your opportunity to address the Commission must be exercised during the
Public Comment portion of the calendar. Each member of the public may
address the Commission for up to three minutes. The President or
chairperson may limit the total testimony by all members of the public to
fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

6. TIER III (COLEMAN)
1960 + 10TH AVENUE, eastside between Pacheco and Ortega Streets, Lot
5 in Assessor's Block 2125 --- Informational Presentation of Building
Permit Application No. 9119516 to construct a family room addition
and enclose the carport on an existing single family dwelling. This
project is being brought to the Commission pursuant to Planning
Commission Resolution No. 12044.
7. TIER III (COLEMAN)
67 PARKER AVENUE, westside, between Euclid Avenue and California
Street Lot 12 in Assessor's Block 1037 --- Informational presentation
of Building Permit Application 9107796 to reconstruct the rear deck
and stair to a single family dwelling in an RH-1 (D) District. His
project is being brought to the Commission's attention pursuant to
Planning Commission Resolution #12044.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

8. 91.225C (HOOD)
84 SOUTH PARK AVENUE, north side between Second Street and Center Place, Lot 55 in Assessor's Block 3775 - Request for authorization of conditional use to convert a vacant building whose last legal use was as a 17-room residential hotel with one dwelling unit to one of three proposed uses: 1) a single-family house 2) a primary dwelling unit with a ground-floor secondary dwelling unit, or 3) a primary dwelling unit with ground-floor commercial space in the South Park District. (Continued from Regular Meeting of November 21, 1991)
NOTE: ON DECEMBER 12, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS (PROPOSAL # 3) BY A VOTE OF 5-0. COMMISSIONERS ENGMANN AND SEWELL WERE ABSENT.
9. 90.747C (SKIFFER)
6700 FULTON STREET, northwest corner at 43rd Avenue, Lot 21 in Assessor's Block 1686 -- Request for Conditional Use Authorization to allow approximately 39 children in a childcare facility in a single family dwelling in an RH-2 (House, Two Family) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of September 19, 1991)
NOTE: ON SEPTEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER ELZEY WAS ABSENT.
10. 91.074C (PEARL)
2220-2222 AND 2224 SACRAMENTO STREET, northside between Laguna and Buchanan Streets, Lots 5 and 6 in Assessor's Block 627 -- Request for authorization of Conditional Use to operate the two properties together as a single hotel (Mansion Hotels). Conditional Use authorization was previously granted for use of 2220-2222 Sacramento Street (Lot 5) as a tourist hotel of sixteen (16) rooms or suites of rooms under Resolution Number 8586, Case Number CU80.9, Adopted: May 1, 1980. Conditional Use authorization was previously granted for 2224 Sacramento Street (Lot 6) for one (1) dwelling unit and five (5) guest rooms, under Resolution Number 8030, Case Number DR78.59(CU), Adopted: August 3, 1978. Use of the five guest rooms at 2224 Sacramento Street is approved as a "Boarding House" where lodging or both meals and lodging, without individual cooking facilities, are provided for compensation and by prearrangement for a week or more at a time.

The requested authorization of Conditional Use proposes overnight guests at 2224 Sacramento Street, which is permitted under Section 209.2(d) of the City Planning Code for five or fewer guest rooms in an RH-2 (House, Two-Family) zoning district. The requested authorization also would involve a modification of Condition Number 4 of Resolution Number 8586 to permit service to persons other than "registered resident guests" at the hotel restaurant.

ITEM 91.074C continued

The requested authorization, to operate the two buildings together as a single hotel use, involves approval of an enclosed walkway previously constructed between the two buildings without benefit of permit. The Chambers Mansion, 2220-2222 Sacramento Street, is designated City Landmark Number 119. A Certificate of Appropriateness, Case Number 91.031A, was filed on January 28, 1991, as is currently under review by the Landmarks Preservation Advisory Board.

An amendment to the previously continued request for authorization was filed on May 8, 1991 which would also involve a modification of Condition Number 13 of Resolution Number 8586 to permit limited outdoor activities for wedding ceremonies only.

(Continued from Regular Meeting of December 19, 1991)

NOTE: ON DECEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER ENGMANN DISSENTING. COMMISSIONER SEWELL ABSENT.

2. REGULAR CALENDAR

11.

(KENDALL)

A public hearing on the Presidio Concepts Workbook recently released by the National Park Service. The Concepts Workbook describes general principles and a range of concepts for the future use and management of the Presidio when it becomes part of the Golden Gate National Recreation Area (GGNRA). The City's Presidio Planning Coordinator will summarize comments from other city departments on the Workbook and their recommendations on issues to be addressed and analyzed in the General Management Plan Amendment and Environmental Impact Statement for the Presidio. Comments from the Commissioners, the public and city departments will be conveyed to the National Park Service in writing and at a hearing on the Concepts Workbook by the GGNRA Advisory Committee on January 11, at 10 a.m., at the Golden Gate Club on Lincoln Boulevard in the Presidio.

12. 91.279ETETT

(BASH/PASSMORE)

Institute discretionary review fee for review of applications for determination of compatibility with design guidelines in the Bernal Heights Special Use District. (Planning Code)
(Continued from Regular Meeting of November 21, 1991)

13. 91.641ME

(MONTANA)

RESIDENCE ELEMENT OF THE MASTER PLAN--the City and County of San Francisco is required by State law to amend its Residence Element to include an analysis of need and program efforts toward preserving low income affordable housing at risk of losing rent restrictions. The Residence Element Update: Subsidized Housing Preservation Analysis and Programs report, published by the San Francisco Redevelopment Agency, provides the information required by State law and is proposed for adoption as a separate report amending the Residence Element. The report is available at the San Francisco Planning Department, 450 McAllister Street, 4th Floor and at the San Francisco Redevelopment Agency at 770 Golden Gate Avenue, 3rd Floor. The Commission will consider adoption of the report, as amended pursuant to public comments, as an amendment to the Residence Element.
(Continued from Regular Meeting of December 19, 1992)

14. 91.637C (MONTANA)
555 SECOND STREET, eastside between Federal and DeBoom Streets, Lot 45, Assessor's Block 3774 -- Request for authorization of Conditional Use to allow an existing restaurant to provide live entertainment in a SSO (Service Secondary Office) District.
15. 89.557A (MARSH)
ORIENTAL WAREHOUSE, 646-650 FIRST STREET, southwest corner of Townsend Street, Lot 26 within Assessor's Block 3789, Landmark No. 101 and a Contributory Building within the South End Historic District - Pursuant to the Amendments dated November 5, 1991 of the Rincon Point-South Beach Redevelopment Project Area Plan and based upon a recommendation of the Landmarks Preservation Advisory Board to the City Planning Commission. The proposed rehabilitation of the subject property will permit up to 41 live/work units and 41 accessory parking spaces as a permitted use. The proposed project is within a 160-F Height and Bulk District and a Residential/Commercial Zoning District of the Redevelopment Agency.
16. 91.221CS (SHOTLAND)
759-763 - 37th AVENUE, west side between Cabrillo and Balboa Avenues, Lot 10 in Assessor's Block 1607; Consideration of Conditional Use Authorization for Subdivision of one lot into two lots resulting in one lot with a width less than the required 25 feet, a lot area of not less than 1,500 square feet, and would contain only a one-family dwelling in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
17. 89.199C (LORD)
525 ASHBURY STREET, west side between Height and Page Streets, Lot 5 in Assessor's Block 1231 -- Request for Conditional Use Authorization to convert three rooms in Single-Family House to Tourist use. The proposal is to convert three of the existing seven bedrooms in the dwelling unit to tourist (Bed and Breakfast) use in an RH-3 (Residential, Housing District, Three Families) District.
18. 91.077CV (LORD)
112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).
19. 89.238EZ (LINDSAY)
810-878 - 35TH AVENUE, east side between Cabrillo and Fulton Streets, Lots 15, 15A, 15B, 16, 16A, 16B, 16C, 17, 17A, 17B, 17C, 17D, 17E, 17F, 18, 19 and 19A in Assessor's Block 1677 -- Request to abolish legislated front set-back from above-referenced properties, which is a reclassification of property (change in the Zoning Map) per Section 302(a) of the San Francisco Planning Code.

5:00 P.M.

20. 91.596C (BERGDOLL)
2148-A MARKET STREET, northwest side between Church and Sanchez Streets; Lot 11 in Assessor's Block 3542 -- Request for Conditional Use Authorization to allow a Massage Establishment as defined by Section 790.60 of the Planning Code within the Upper Market Neighborhood Commercial District. The proposal is to have a massage therapy and health counseling office in the front room of the second floor of an existing three story commercial building, occupying approximately 120 square feet. The remainder of the second floor is occupied by a Meditation and Counseling Center.
21. 91.650C (BERGDOLL)
520 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 4 in Assessor's Block 848 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code on the ground floor of an existing three story mixed use building within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to install a specialty sandwich shop with seating for up to 49 persons, in approximately 1,900 square feet of floor area.
22. 91.677C (D. WONG)
1055 TARAVAL STREET, southeast corner of 21st Avenue; Lot 35 in Assessor's Block 2405 -- Request for Conditional Use Authorization to establish a FULL-SERVICE RESTAURANT within two vacant commercial spaces previously used as a pharmacy and clinic, within an (NC-2) Small-Scale Neighborhood Commercial District and the Taraval Street Restaurant and Fast Food Subdistrict, pursuant to Section 711.42 and 781.1 of the Planning Code. The proposed establishment occupies approximately 3,770 square feet of a one-story commercial building and has a seating capacity of 106 people.
23. 91.678C (SHRIDHAR)
2313 NORIEGA STREET, southwest corner of 30th and 31st Avenues; Lot 55 in Assessor's Block 2067 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 711.43 of the Planning code within the NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to establish a bakery with a kitchen, sales counter and seating for up to 16 persons at street level within approximately 1,394.25 square feet of floor area.
24. 91.706C (BANALES)
3743 MISSION STREET, southeast corner of Park Street; Lot 5 in Assessor's Block 5719 -- Request for Conditional Use Authorization to allow a LARGE FAST FOOD RESTAURANT within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to move an existing bakery now operating directly across Mission Street to the subject property and to convert a former real estate office into a retail bakery in approximately 7,200 square feet of floor area. No exterior alterations are proposed.

25. 91.560C (GREEN)
3198 - 16TH STREET, northeast corner of Guerrero Street; Lot 27 in Assessor's Block 3555 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code in the ground floor of an existing three story building located within the Valencia Street Neighborhood Commercial District. The proposal is to legalize the installation of a self-service styled restaurant serving Mexican foods in approximately 2,500 square feet of floor area.
(Continued from Regular Meeting of December 5, 1991)
26. 91.686C (GREEN)
5656 MISSION STREET, west side between Farragut and Whipple Avenues; Lot 3 in Assessor's block 7099 -- Request for Conditional Use Authorization to allow a reduction of the residential off-street parking requirements for an existing building located within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to legalize a conversion of a street level basement containing required off-street parking (for the upper floor dwelling unit) to a commercial self-service landromat approximately 966 square feet in size.
27. 91.639C (GREEN)
821 TARAVAL STREET, south side between 18th and 19th Avenues; Lot 31 in Assessor's Block 2407 -- Request for Conditional Use Authorization to alter and enlarge an existing Nonconforming Motel within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to enlarge the existing second story and altering the existing ground floor to include new retail floor area (at street level) approximately 509 square feet in size. The project also includes expansion of the existing managers unit, and increases the total number of guest rooms from 10 to 12. The project includes the total number of required off-street parking spaces (11).

6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

28. 90.419CVD (COLEMAN)
5301 CALIFORNIA STREET, southwest corner of 15th Avenue, Lot 1 in Assessor's Block 1418 --- Request for Discretionary Review of Building Permit App' cation No. 90091776 to construct an additional story to an existing building to conduct church related activities in an RM-1 district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

29. 91.534D (COLEMAN)
1248-50 MONTGOMERY STREET, east side between Union and Green Streets, Lot 43 in Assessor's Block 113 --- Request for Discretionary Review of Building Permit Application No. 9109603, a horizontal and vertical addition that adds garage and increases the size of the existing two units. The structure is located in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
30. 91.480D (PASSMORE/COLEMAN)
568 - 5TH AVENUE, eastside between Anza and Balboa Streets, Lot 34 in Assessor's Block 1547 --- Discretionary Review of building permit applications Nos. 9112502, 91102503, 91102504, and 91102505, to demolish two single family dwellings and a garage all on the same lot. To erect a two story over garage three unit structure in an RH-3 (House Three Family) District.
(Continued from Regular Meeting of December 5, 1991)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:648

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
January 16, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS CLERK
JAN 1 1992
CITY PLANNING COMMISSION
PUBLIC HEARINGS

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)
Residential Conservation Controls (RCC) and Demolition and Extensive
Alteration Controls -- Appeal of a Preliminary Negative Declaration
on four proposed ordinances.
(Proposed for Continuance to March 12, 1992)
2. 91.214ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed
ordinance initiated as interim controls.
(Proposed for Continuance to March 12, 1992)
3. 91.215ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed
ordinance initiated as permanent controls.
(Proposed for Continuance to March 12, 1992)
4. 91.327ET (HORTON)
RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public
hearing on the proposed ordinance initiated as interim controls.
(Proposed for Continuance to March 12, 1992)
5. 91.328ET (HORTON)
RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public
hearing on the proposed ordinance initiated as permanent controls.
(Proposed for Continuance to March 12, 1992)
6. 90.539Z (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF
VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1,
and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 B.
(Proposed for Continuance to March 12, 1992)

7. 91.398EKA (MARSH)
940 BATTERY STREET, east side between Green and Vallejo Streets, Lot 4A in Assessor's Block 136 - Acting on a recommendation of the Landmarks Preservation Advisory Board to authorize a Certificate of Appropriateness for exterior alterations to a compatible building within the Northeast Waterfront Historic District. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building and would result in exterior alterations that include a new penthouse. The subject property is located within a C-2 (Community Business District) and a 65-X Height and Bulk District.
(Proposed for Continuance to January 30, 1992)
8. 91.514C (ALBERT)
40 - 50 IRVING STREET, north side between Arguello Boulevard and Second Avenue, Lot 13 in Assessor's Block 1750 -- Request for Authorization of Conditional Use for GROUP HOUSING (209.2(a)) and a INN (209.2(d)) to provide temporary housing for child medical patients and their families, in an RH-2 (House, Two-Family) District.
(Proposed for indefinite continuation)
9. 91.366D (PAEZ)
349 - 27TH AVENUE, west side between California and Clement Streets - Lot 9 in Assessor's Block 1406 -- Request for Discretionary Review of Demolition Permit No. 9108472 to demolish a single family residence comprised of three Refugee Shacks in an RH-2 (House, Two Family) District acting on a recommendation of retention of the subject property by the Landmarks Preservation Advisory Board. The proposed plan for new construction is for a two unit building which required Tier 3 notification procedures.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Proposed for Continuance to March 5, 1992)
10. 91.347C (GREEN)
1499 CALIFORNIA STREET, northeast corner of Larkin Street; Lot 16 in Assessor's Block 250 -- Request for Conditional Use Authorization to establish a FULL-SERVICE RESTAURANT as defined by Section 790.92 of the Planning Code with a Bar within the Polk Street Neighborhood Commercial District. The proposal is to establish a Full-Service Restaurant and Bar at the street level of an existing 5 story mixed-use building. The proposed restaurant/bar will contain seating for up to 48 persons in approximately 3,600 square feet of floor area.
(Proposed for indefinite continuation)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has

Public Comment continued

already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS11. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."
(Proposed for Continuance to January 30, 1992)

D. DIRECTOR'S REPORT

12. TIER III (PASSMORE/BLAUVELT)
21 ALLSTON WAY, between Ulloa Street and Claremont Boulevard, Lot 1 in Assessor's Block 2984 -- Informational presentation of Building Permit Application No. 8819630 to add a rear horizontal extension to an existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
13. TIER III (PASSMORE/BLAUVELT)
263 - 28TH AVENUE, between Lake and California Streets, Lot 8 in Assessor's block 1388 -- Informational presentation of Building Permit Application No. 8921968 to add a (rear and side) horizontal extension to an existing house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
14. TIER III (PASSMORE/BLAUVELT)
110 LOEHR STREET, off Visitation Avenue between Sawyer and Britton Streets Lot 3, in Assessor's Block 6288 -- Informational presentation of Building Permit Application No. 9115001 to add a rear horizontal extension to an existing house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

15. 91.443CV (LIEBERMAN)
139 BROAD STREET, southside between Capitol and Plymouth, Lot 35, in Assessor's Block 7113 -- Request for authorization of Conditional Use for a COMMUNITY CULTURAL CENTER OF 1218 sq. ft., also requiring a variance of the rear-yard requirements of the City Planning Code, in a RH 2 (Two-Family Residential) District.
NOTE: ON DECEMBER 12, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONERS ENGMANN AND SEWELL WERE ABSENT.
16. 90.419CVD (COLEMAN)
5301 CALIFORNIA STREET, southwest corner of 15th Avenue, Lot 1 in Assessor's Block 1418 --- Request for Discretionary Review of Building Permit Application No. 90091776 to construct an additional story to an existing building to conduct church related activities in an RM-1 district.
NOTE: ON JANUARY 9, 1992, THE COMMISSION TOOK DISCRETIONARY REVIEW AND PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS ELZEY AND SEWELL WERE ABSENT.
17. 91.668D (BLAUVELT)
1434 - 15TH STREET, north side between Shotwell and Folsom Streets, Lot 19 in Assessor's Block 3549 -- Request for Discretionary Review Item 91.668D continued
of Building Permit Application No. 9119379 to retain a curb cut serving a driveway an entry to a commercial/industrial building, in a M-1 (Light Industrial) District.
NOTE: ON DECEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SEWELL WAS ABSENT.
18. 91.687D (BLAUVELT)
1800 FOLSOM STREET, west side between 14th and 15th Streets, Lots 16, 17, 18 and 83 in Assessor's Block 3549 -- Staff-initiated Discretionary Review of Building Permit Application No. 9120386 to make alterations to an existing retail building necessary to install a new supermarket in the former "Pay N Pak" retail store, in an M-1 (Light Industrial) District.
NOTE: ON DECEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SEWELL WAS ABSENT.

F. REGULAR CALENDAR

19. 89.469E (ROGERS)
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, Costco Retail Store, and site for possible 60 to 80 units of housing.
Public Hearing on Draft Environmental Impact Report. The 225,500 sq. ft. site is located at 454-470 Tenth Street, Assessor's Block 3524,

Item 89.469E continued

Lot 18, 24, 32, 63, 64. Project block is bounded by Harrison Street on the north, Tenth Street on the east, Bryant Street on the south, and Eleventh Street on the west. Proposed is a new building for a Costco retail store, 40 feet in height and containing 118,500 sq. ft. located on a podium over parking on the southern portion of the site (along Bryant Street). This use would be served by off-street parking in a three level structure with about 720 spaces. Approximately 480 sq. ft. of open space would be located at the building entry. An area for a proposed residential project is located on the northern portion of the site (along Harrison Street). The building(s) would be 40 feet tall and contain 60 to 80 affordable dwelling units above the required number of parking spaces at ground level. The project would replace paved surface parking lots; there are no buildings on the site.

20. (KENDALL)

Commission review of letter to National Park Service and Golden Gate National Recreation Area Advisory Commission summarizing City department, Commission, and public comments and recommendations on the Presidio Concepts Workbook prepared by the National Park Service's Presidio Planning Team. Accompanying the comment letter will be recommendations from City departments on issues to be addressed in the General Management Plan Amendment for addition of the Presidio to the Golden Gate National Recreation Area and the accompanying Environmental Impact Statement. For further information, contact Alison Kendall, Presidio Planning Coordinator, at 558-6290.

21. 91.306EZ (MEDINA)

4220 ARMY STREET, northside, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.

22. 91.465C (BERGDOLL)

1327 TARAVAL STREET, south side between 23rd and 24th Avenues; Lot 30 in Assessor's Block 2402 -- Request for Conditional Use Authorization to reduce the off-street parking requirement for a dwelling unit pursuant to Section 161(j) of the Planning Code within an NC-2 Neighborhood Commercial District. The proposal is to convert the one existing ground floor off-street parking space and basement into commercial office space while retaining the dwelling unit on the second floor. The project also includes the addition of 1072 square feet to the rear of the existing ground floor. The total size of the proposed ground floor commercial area is 2,166 square feet. (Continued from Regular Meeting of December 19, 1991)

23. 91.517C (GREEN)
2170 MARKET STREET, north side between Church and Sanchez Streets;
Lot 17 in Assessor's Block 3542 -- Request for Conditional Use
Authorization to add OTHER ENTERTAINMENT as defined by Section 790.38
of the Planning Code to an existing basement level restaurant and bar
within the Upper Market Street Neighborhood Commercial District. The
proposal is to add two billiard tables, occasional live jazz
performances, and dancing to swing music performed by live band to
the existing establishment which is located in the basement of the
subject building and is approximately 3,700 square feet in size. No
physical alteration is proposed. The project involves only the
addition of new services.
(Continued from Regular Meeting of December 19, 1991)

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL
CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES
GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN
EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT
HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED
TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M.,
WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

24. 91.568D (NISHIMURA)
230 CONCORD STREET, west side between Brunswick Street and Pretor
Way, Lot 26 in Assessor's Block 6487. Request for Discretionary
Review of Building Permit Application No. 9101145, a proposal to
construct a two-story, twenty feet high, approximately 18 feet 10
inches deep and 26 feet 6 inches wide addition to the rear of the
existing single-family dwelling in an RH-1 (Residential, House,
One-Family) District.
(Continued from Regular Meeting of December 19, 1991)
25. 90.804DV (COLEMAN)
839 NORIEGA STREET, westside between 15th and 19th Avenues, Lot 37 in
Assessor's Block 2052A --- Request for Discretionary Review of
Building Application No. 9020770 to construct a third story addition
to an existing one story over garage structure including the addition
of family room, deck and other minor building modifications, in an
RH-1 (D) (House Detached) District.
a) Consideration of Discretionary Hearing
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 9, 1992)

26. 91.342D (BLAUVELT)
2675 - 25TH AVENUE, west side between Vicente and Wawona Streets (on unimproved sections of 25th Avenue), Lot 57 in Assessor's Block 2471 -- Request for Discretionary Review of Building Permit Application No. 9109308 to construct a new two-story, single-family dwelling, in an RH-1 (House, One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
91.628D (BLAUVELT)
27. 363 COLLINGWOOD, east side between 20th and 21st Streets, Lot 22G in Assessor's Block 2752 -- Request for Discretionary Review of Building Permit Application NO. 9113573 to construct a vertical (a partial third story) and horizontal (rear) extension to and create a second dwelling unit within the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
28. 91.051D (BLAUVELT)
4343 ARMY STREET, south side between Diamond and Douglass Streets, Lot 22 in Assessor's Block 6583 -- Request for Discretionary Review of Building Permit Application No. 9019995 to construct a new single-family dwelling, in an RH-1 (House, One-Family) District.
(Continued from regular meeting of May 16, 1991)
NOTE: ON MAY 16, 1991, THE COMMISSION VOTED TO EXERCISE DISCRETIONARY REVIEW BY VOTE OF 4-1 (COMMISSIONER KARASICK DISSENTING, COMMISSIONERS BIERMAN AND SEWELL ABSENT). THE HEARING WAS CONTINUED INDEFINITELY; AND HAS BEEN RESCHEDULED FOR THIS DATE FOLLOWING RENEWED NOTIFICATION.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
January 23, 1992
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

NOTE: AT APPROXIMATELY 6:00 P.M., THE COMMISSION WILL CONVENE INTO A
SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION TO
CONSIDER THE MATTER OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
YERBA BUENA CENTER REDEVELOPMENT PLAN.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.350D (BERKOWITZ)
771-73 19TH AVENUE, west side between Fulton and Cabrillo Streets,
Lot 15 in Assessor's Block 1662 - Request for Discretionary Review of
Building Permit Application No. 9102477 for the construction of a
vertical addition in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of December 19, 1991)
(Proposed for continuance to February 20, 1992)
2. 91.350D (BERKOWITZ)
770 - 23RD AVENUE, south side between Fulton and Cabrillo Streets,
Lot 34 in Assessor's Block 1665 - Request for a Discretionary Review
of Building Permit Application No. 9111083 for the construction of a
rear yard addition to a two-unit residential building in an RH-2
(House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of December 19, 1991)
(Proposed for continuance to February 20, 1992)
3. 91.605D (BLAUVELT)
1009 FRANCISCO STREET, south side between Larkin and Polk Street, Lot
25 in Assessor's Block 477 -- Requests for Discretionary Review of
Building Permit Application No. 9107629 to construct a vertical and
horizontal extension to the existing two-story-over-garage,
single-family dwelling, and of Building Permit Application No.
9107628 to construct a second dwelling unit in a separate four-story

Item 91.605D continued

structure immediately behind the existing house, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of December 12, 1991)

NOTE: Simultaneously with the Commission's consideration of the Discretionary Review requests, the Zoning Administrator will hear testimony on Variance Application No. 91.344V for the same property. (The Variance hearing is continued from December 12, 1991) (Proposed for continuance to January 30, 1992)

4. 91.669EZ (GREEN)
1421-25, AND 1429 CASTRO STREET, east side between 24th and Jersey Streets; Lot 23 and 43 in Assessor's Block 6538 -- Consideration of an amendment to the City Planning Code by amending the Zoning Map to change an existing RH-2 designation for the above property to the 24th Street-Noe Valley Neighborhood Commercial District.
(Proposed for Continuance to February 6, 1992)

5. 91.698C (BANALES)
1112-24 POLK STREET, northeast corner of Post Street, Lot 12 in Assessor's Block -- Request for Conditional Use Authorization to allow a non-residential use in excess of 3,000 square feet within the Polk Street Neighborhood Commercial District. The proposal is to allow an existing video store on the ground floor of an existing four story building to expand (within the building) from approximately 2,990 square feet to 3,918 square feet of floor area. The exterior of the building will not be impacted by the proposal.
(Proposed for Continuance to Regular February 6, 1992)

6. 91.279ETETT MODIFY EXISTING FEES AND INSTITUTE NEW FEES (BASH)

- (a) Eliminate exemptions for nonprofit organizations from planning fees (Planning Code and Administrative Code)
(Continued from Regular Meeting of December 19, 1991)
(Proposed for continuance to January 30, 1992)
- (b) Authorize certain nonprofit housing development corporations to defer payment of fees for initial environmental evaluations, environment impact reports, and applications for change in setback lines, reclassifying property or imposing interim controls, conditional use, planned unit development or variance, for certain affordable housing developments, to the time of permit issuance. (Planning Code and Administrative Code)
(Continued from Regular Meeting of December 19, 1991)
(Proposed for continuance to January 30, 1992)
- (c) Institute discretionary review fee for review of applications for determination of compatibility with design guidelines in the Bernal Heights Special Use District. (Planning Code)
(Continued from Regular Meeting of January 9, 1992)
(Proposed for indefinite continuance)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS**D. DIRECTOR'S REPORT**

7. Tier III (BERKOWITZ)
167 DORANTES STREET, north side between Magellan and Montalvo Avenues, Lot 20 in Assessor's Block 2884 - Informational presentation of Building Permit Application No. 91184105 for the construction of a rear yard extension in an RH-1 (D) (House One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
8. Tier III (BERKOWITZ)
2447 VALLEJO STREET, south side between Pierce and Steiner Streets, Lot 21 in Assessor's Block 562 - Informational presentation of Building Permit Application No. 9120030 for the construction of a rear yard deck in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
9. TIER III (BERKOWITZ)
34 RICO WAY, north side between Avila and Retiro Ways, Lot 17 in Assessor's Block 418A - Informational Presentation of Building Permit Application No. 9110415 for construction of front and rear yard extensions in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

10. 91.074C (PEARL)
2220-2222 AND 2224 SACRAMENTO STREET, northside between Laguna and Buchanan Streets, Lots 5 and 6 in Assessor's Block 627 -- Request for authorization of Conditional Use to operate the two properties together as a single hotel (Mansion Hotels). Conditional Use authorization was previously granted for use of 2220-2222 Sacramento Street (Lot 5) as a tourist hotel of sixteen (16) rooms or suites of rooms under Resolution Number 8586, Case Number CUB0.9, Adopted: May 1, 1980. Conditional Use authorization was previously granted for

Item 91.074C continued

2224 Sacramento Street (Lot 6) for one (1) dwelling unit and five (5) guest rooms, under Resolution Number 8030, Case Number DR78.59(CU), Adopted: August 3, 1978. Use of the five guest rooms at 2224 Sacramento Street is approved as a "Boarding House" where lodging or both meals and lodging, without individual cooking facilities, are provided for compensation and by prearrangement for a week or more at a time.

The requested authorization of Conditional Use proposes overnight guests at 2224 Sacramento Street, which is permitted under Section 209.2(d) of the City Planning Code for five or fewer guest rooms in an RH-2 (House, Two-Family) zoning district. The requested authorization also would involve a modification of Condition Number 4 of Resolution Number 8586 to permit service to persons other than "registered resident guests" at the hotel restaurant.

The requested authorization, to operate the two buildings together as a single hotel use, involves approval of an enclosed walkway previously constructed between the two buildings without benefit of permit. The Chambers Mansion, 2220-2222 Sacramento Street, is designated City Landmark Number 119. A Certificate of Appropriateness, Case Number 91.031A, was filed on January 28, 1991, as is currently under review by the Landmarks Preservation Advisory Board.

An amendment to the previously continued request for authorization was filed on May 8, 1991 which would also involve a modification of Condition Number 13 of Resolution Number 8586 to permit limited outdoor activities for wedding ceremonies only.

(Continued from Regular Meeting of January 9, 1992)

NOTE: ON DECEMBER 19, 1991 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 5-1. COMMISSIONER ENGMANN DISSENTING. COMMISSIONER SEWELL ABSENT.

F. REGULAR CALENDAR

11. 87.847CB (BADINER)
DAVIES MEDICAL CENTER, block bounded by Castro, Duboce, Noe and 14th Streets, Assessor's Block 3539, Lot 1--Request for Project Authorization for a Medical Office Building at the corner of Duboce and Noe Streets containing approximately 36,000 square feet of office space subject to the Office Development Limitation Program and a Item 87.847CB continued

Request for Conditional Use Authorization under Planning Code Section 209.3 to allow an institutional use in a Residential District for the Medical Office Building and an approximately 294 space parking garage at the corner of Castro and 14th Streets. The Medical Office Building would be four stories and approximately 65' in height stepping up the hill. It would contain a total of about 50,000 square feet of space including the office use, labs, waiting rooms and education facilities. The parking lot would be three stories and approximately 30 feet in height.

Item 87.847CB continued

The project site is located in an RH-3 (Residential, Three Family) District and 65-D and 130-E Height and Bulk District.
(Continued from Regular Meeting of December 5, 1991)

12. (BLAZEJ)
Public hearing and comment pursuant to Section 321.1 on "Office Projects Approved Since November 29, 1984 - Annual Limit Adjustment" as outlined in a Department of City Planning memorandum of December 19, 1991. The annual allocation of new office space of 475,000 square feet will remain in effect for six additional years through 1997. In 1998 there will be an allocation of 912, 418 square feet for office years. In subsequent years the allocation for office use will be 950,000 square feet.
13. 88.514CC (MONTANA)
1071 PAGE STREET, south side between Broderick and Divisadero Streets, Lot 27 in Assessor's Block 1237--Request for authorization of Conditional Use to allow a five-suite Bed and Breakfast (The Nolan House) in an RM-1 (Mixed Residential, Low Density) District pursuant to Section 209.2(d) of the Planning Code.
(Continued from Regular Meeting of December 19, 1991)
- 14a. 90.656V (MONTANA)
1448 - 19TH AVENUE, east side between Judah and Kirkham Streets, Lot 34 in Assessor's Block 1835--Request for Conditional Use to allow conversion of an existing one-car parking garage of a single-family home to a small (459 square foot) religious institution (Kwan Yin and Wong Tat Sin Buddhist Temple) which would operate from 10:00 A.M. to 4:00 P.M. for counseling and prayer of from one to five persons at any one time, principally on Sundays, in an RH-1 District.
(Continued from Regular Meeting of December 19, 1991)
- 14b. 90.656V (MONTANA)
1448 - 19TH AVENUE, eastside between Judah and Kirkham Streets, Lot 34 in Assessor's Block 1835 - Request for an off-street parking space variance to facilitate operation of a small (459 square feet) religious institution (Kwan-Yin and Wong Tat Sin Buddhist Temple) in a ground story garage of a single-family dwelling in an RH-2 (Two-Family Residential) District pursuant to Sections 151 and 305 of the Planning Code.
- 4:30 P.M.
15. 91.164CC (BERGDOLL)
4525-27 GEARY BOULEVARD, south side between 9th and 10th Avenues; Lot 46 in Assessor's Block 1535 -- Request for Conditional Use Authorization to demolish a building containing a second floor dwelling unit within an NC-3 Neighborhood Commercial District. The proposal is to demolish the earthquake-damaged building and replace it with a landscaped parking/staging area for the mortuary. The subject lot is approximately 2,500 square feet in area.

16. 91.710C (D. WONG)
1165 POWELL STREET, southwest corner of Jackson Street; Lot 1 in Assessor's Block 791 -- Request for Conditional Use Authorization to establish a Small Fast Food Restaurant, as defined by Section 890.90 of the Planning Code, in the Chinatown Residential Neighborhood Commercial District. The proposed establishment occupies 1,137 square feet of ground floor commercial space in a three-story mixed use building, and will have approximately three tables with a seating capacity of approximately 12 people.
17. 91.591C (BANALES)
1966 LOMBARD STREET, north side between Buchanan and Webster Streets; Lot 11 in Assessor's Block 493 -- Request for Conditional Use Authorization to convert an existing second story dwelling unit to commercial use within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to convert the existing dwelling unit containing 2 bedrooms in approximately 1,350 square feet of floor area, to commercial use consisting of 4 offices, a conference room and kitchen. The space, which is legally recognized as a dwelling unit, has been used as office and storage space for approximately 25 years. No exterior alterations are proposed.
(Continued from Regular Meeting of December 19, 1991)
18. 91.624C (GREEN)
3001 - 24TH STREET, southwest corner of Harrison Street; Lot 1 in Assessor's Block 6522 -- Request for Conditional Use Authorization to provide one Pool Table defined by Section 790.38 of the Planning Code as OTHER ENTERTAINMENT within an existing bar in the 24th Street Mission Neighborhood Commercial District. The proposal is to add one pool table to the existing ground floor bar approximately 920 square feet in size without physical alterations.
(Continued from Regular Meeting of December 19, 1991)
19. 90.599EC (GREEN)
(a) 645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Request for Conditional Use Authorization to allow significant alteration of an existing building on a lot in excess of 5,000 square feet, and to permit a density bonus for affordable housing under California State Law (Government Code Sections 65915 and 65717) with an NC-1 Neighborhood Commercial Cluster District and the proposed Haight Street Affordable Housing Special Use District. The proposal is to alter the existing two-story-over-basement building formerly used as an auto repair/parking garage, by adding a new third-story and converting the entire building to a mixture 8 up to 12 market rate and affordable housing units. The basement level will contain 23 off-street parking spaces. Lot 29 is approximately 10,312 square feet in size.
(Continued from Regular Meeting of December 19, 1991)
19. 90.5997Z (GREEN)
(b) 645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Consideration of an amendment to the City Planning Code and Zoning Map to add Section 249.12 Haight Street Affordable Housing Special Use District. The proposed Special Use District would allow as a conditional use a housing project with a density bonus for affordable housing units of a least 25 percent over

Item 90.5997Z continued

the number of dwelling units otherwise permitted as a principal use in the Haight Street Neighborhood Commercial. The proposed Special Use District would also allow an exception or modification of the rear yard requirements.

(Continued from Regular Meeting of December 19, 1991)

7:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

20. 90.620D (BERKOWITZ)
150-160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Discretionary Review of Building Permit Application No. 9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of December 19, 1991)
21. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 9, 1992)
22. 91.713D (BERKOWITZ/PASSMORE)
286 GREEN STREET, north side between Montgomery and Sansome Streets, Lot 16 in Assessor's Block 116 Request for Discretionary Review of Building Permit Application No. 9122687 for the construction of a vertical extension - and additional story of occupancy in an RM-1 (Mixed Residential, Low Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
23. 91.520D (BERKOWITZ)
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary Review of Building Permit Application No. 9101627 for the construction of a vertical addition to a single family house in an RH-1 (D) House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of December 19, 1991)

24. 91.493D (BERKOWITZ)
564 DIAMOND STREET, south side between 22nd and 23rd Streets, Lot 13A
In Assessor's Block 2772 - Request for a Discretionary Review of
Building Permit Application NO. 9109523 for the construction of a
rear yard addition to a single family house in an RH-2 (House, Two-
Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting from December 19, 1991)
25. 91.523D (BERKOWITZ)
18 SEQUOIA WAY, west side, between Reposa Way and Omar Way, Lot 10 in
Assessor's Block 2955A - Request for Discretionary Review of Building
Permit Application No. 9109197 for the construction of a rear yard
addition to a single family house in an RH-1 (D) (House, One-Family,
Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of December 19, 1991)
26. 91.536D (BERKOWITZ)
4342 ARMY STREET, north side, between Diamond and Douglas Streets,
Lot 12A in Assessor's Block 6561 - Request for Discretionary Review
of Building Permit Application No. 9018116 for the construction of a
rear yard addition to a single family house in an RH-1 (House,
One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of December 19, 1991)
27. 91.606D (BERKOWITZ)
40 EL VERANO WAY, north side between Maywood and Fernwood Drives Lot
5 in Assessor's Block 3045 - Request for Discretionary Review of
Building Permit Application No. 91109555 for the construction of a
vertical extension - an additional story of occupancy - for a single
family home in an RH-1 (D) (House, One-Family), Detached Dwellings)
district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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SPECIAL

-SF [NOTICE]

SPECIAL JOINT MEETING

OF THE
CITY PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY
THURSDAY
JANUARY 23, 1992
ROOM 282, CITY HALL
6:00 P.M.

ROLL CALL: City Planning Commissioners: Bierman, Elzey/Boldridge, Hu,
Morales, Nothenberg/Karasick and Sewell.

Redevelopment Agency: Bagot, Bolanos, King, Kitahata,
Mardikian, Tsen, .

6:00 P.M.

A. SPECIAL CALENDAR

DRAFT ENVIRONMENTAL IMPACT REPORT PUBLIC HEARING

1. 91.355E (SAHM)
Yerba Buena Center Redevelopment Plan, Amendments to Redevelopment Plan to include additional areas designated for housing and to make the Plan congruent where appropriate with the Downtown Plan, and amendments to Disposition & Development Agreement between Redevelopment Agency and Olympia & York; the area generally bounded by Second, Harrison, Fourth and Market Streets and including all of blocks 3723, 3734, 3751 and portions of blocks 3705, 3706, 3707, 3722, 3724, 3733, 3735, 3750, 3752 and 3763; a Subsequent EIR to both assess the above amendments and update analyses from the original and Second Supplemental EIRs.

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.

DOCUMENTS SENT

JAN 24 1992

SAN FRANCISCO
COUNTY CLERK

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
DOCUMENTS DEPT. ~~SAN FRANCISCO~~
CITY PLANNING COMMISSION
JAN 29 1992 REGULAR MEETING
THURSDAY
SAN FRANCISCO PUBLIC LIBRARY January 30, 1992
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.077CV (LORD)
112-114 OXFORD STREET, west side between Pioche and Silliman Streets,
Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and
Conditional Use Authorization to demolish two dwellings units and
encroach into required setbacks to develop a two story RELIGIOUS
EDUCATIONAL BUILDING. The proposal is to replace the two existing
dwelling units (converted to church use) with a new religious
educational building which encroaches 18.75 into the required rear
yards and 4 feet into the front Legislated setbacks. The new
building would provide up to 11 classrooms, a general assembly room,
a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single
Family Residential, Low Density).
NOTE: ON JANUARY 9, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO
APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER SEWELL WAS
ABSENT.
(Proposed for Continuance to February 27, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of
interest to the public that are within the subject matter jurisdiction of
the Commission except agenda items. With respect to agenda items, your
opportunity to address the Commission will be afforded when the item is
reached in the meeting with one exception. When the agenda item has
already been reviewed in a public hearing at which members of the public
were allowed to testify and the Commission has closed the public hearing,
your opportunity to address the Commission must be exercised during the
Public Comment portion of the calendar. Each member of the public may
address the Commission for up to three minutes. The President or
chairperson may limit the total testimony by all members of the public to
fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS2. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."
(Continued from Regular Meeting of January 16, 1992)

D. DIRECTOR'S REPORTE. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

3. 91.517C (GREEN)

2170 MARKET STREET, north side between Church and Sanchez Streets; Lot 17 in Assessor's Block 3542 -- Request for Conditional Use Authorization to add OTHER ENTERTAINMENT as defined by Section 790.38 of the Planning Code to an existing basement level restaurant and bar within the Upper Market Street Neighborhood Commercial District. The proposal is to add two billiard tables, occasional live jazz performances, and dancing to swing music performed by live band to the existing establishment which is located in the basement of the subject building and is approximately 3,700 square feet in size. No physical alteration is proposed. The project involves only the addition of new services.

(Continued from Regular Meeting of January 16, 1992)

NOTE: ON JANUARY 16, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS ELZEY AND SEWELL WERE ABSENT.

4. 91.051D (BLAUVELT)

4343 ARMY STREET, south side between Diamond and Douglass Streets, Lot 22 in Assessor's Block 6583 -- Request for Discretionary Review of Building Permit Application No. 9019995 to construct a new single-family dwelling, in an RH-1 (House, One-Family) District.
(Continued from regular meeting of January 16, 1992)

NOTE: ON JANUARY 16, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS ELZEY AND SEWELL WERE ABSENT.

5. 91.591C (BANALES)

1966 LOMBARD STREET, north side between Buchanan and Webster Streets; Lot 11 in Assessor's Block 493 -- Request for Conditional Use Authorization to convert an existing second story dwelling unit to commercial use within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to convert the existing dwelling unit containing 2 bedrooms in approximately 1,350 square feet of floor area, to commercial use consisting of 4 offices, a conference room and kitchen. The space, which is legally recognized as a dwelling unit, has been used as office and storage space for

Item 91.591C continued

approximately 25 years. No exterior alterations are proposed.
(Continued from Regular Meeting of January 23, 1992)

NOTE: ON JANUARY 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER MORALES WAS ABSENT.

F. CONSENT CALENDAR--PUBLIC HEARING CLOSED

NOTE: PURSUANT TO PLANNING COMMISSION SPECIAL DISCRETIONARY REVIEW HEARING PROCEDURES, IF THE COMMISSION REACHES A 3-1 (OR 3-2) VOTE TO NOT TAKE OR TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE OR DISAPPROVE A PROPOSAL, THE CASE IS CONTINUED TO THE FULL COMMISSION ON CONSENT CALENDAR WITH RECOMMENDATION. IF A COMMISSIONER REQUESTS A NEW FULL PUBLIC HEARING ON A CONSENT CALENDAR ITEM, THE MATTER WILL BE REMOVED FROM THE CONSENT CALENDAR AND HEARD AS A REGULAR CALENDAR ITEM FOR PUBLIC TESTIMONY ON THE SAME DAY AS THE CONSENT DATE. THE COMMISSION PRESIDENT WILL ANNOUNCE THE TIME OF SUCH HEARING AT THE TIME THE MATTER IS REMOVED FROM THE CONSENT CALENDAR.

6. 91.523D (BERKOWITZ)
18 SEQUOIA WAY, west side, between Reposa Way and Omar Way, Lot 10 in Assessor's Block 2955A - Request for Discretionary Review of Building Permit Application No.9109197 for the construction of a rear yard addition to a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 23, 1992)
NOTE: ON JANUARY 23, 1992, THE COMMISSION VOTED (3-1) NOT TO TAKE DISCRETIONARY REVIEW. COMMISSIONER BIERMAN DISSENTING.
COMMISSIONERS ELZEY AND MORALES WERE ABSENT.

G. REGULAR CALENDAR

7. 90.109E (McCORMICK)
PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT--Natoma Mews, north side through to Minna Street, between First and Second Streets; Block 3721, Lots 31, 45A, 46, 53, 54; construct a 49-story, 475 foot residential and retail building containing approximately 640,430 gross square feet of space including 509 dwelling units, 21,100 square feet of ground floor retail space and podium level health club, and five above and below grade parking levels containing approximately 140,250 gross square feet of space for approximately 406 automobiles (with tandem parking); construct a six-story, approximately 22,700 gross square foot office and retail building on the south side of Natoma Street (lot 31) containing 18,380 gross square feet of office space and 4,330 square feet of ground floor retail and lobby space; structures would replace surface parking lots of 34 and 16 spaces, respectively.

8. 91.279ETETT MODIFY EXISTING FEES AND INSTITUTE NEW FEES (BASH)
(a) Eliminate exemptions for nonprofit organizations from planning fees (Planning Code and Administrative Code)
(Continued from Regular Meeting of January 23, 1992)
- (b) Authorize certain nonprofit housing development corporations to defer payment of fees for initial environmental evaluations, environment impact reports, and applications for change in setback lines, reclassifying property or imposing interim controls, conditional use, planned unit development or variance, for certain affordable housing developments, to the time of permit issuance. (Planning Code and Administrative Code)
(Continued from Regular Meeting of January 23, 1992)
9. 91.585AX (BADINER)
870 MARKET STREET, THE FLOOD BUILDING -- northeast corner of Market and Powell Streets with frontage on Ellis Street, Lot 5 in Assessor's Block 329 -- Request for determinations of compliance with Section 309 (Downtown Code), a Certificate of Appropriateness to alter Landmark No. 154 and a Permit to Alter a Category I Preservation Building in a C-3-R (Downtown Commercial, Retail) District, an 80-130-F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District. The proposal is to renovate the lower two stories of the building and to add loading docks on Ellis Street. The upper stories would be cleaned and repaired. The Director's Report and Recommendations will be available 10 days prior to the Hearing.
10. 91.398EKA (MARSH)
940 BATTERY STREET, east side between Green and Vallejo Streets, Lot 4A in Assessor's Block 136 - Acting on a recommendation of the Landmarks Preservation Advisory Board to authorize a Certificate of Appropriateness for exterior alterations to a compatible building within the Northeast Waterfront Historic District. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building and would result in exterior alterations that include a new penthouse. The subject property is located within a C-2 (Community Business District) and a 65-X Height and Bulk District.
(Continued from Regular Meeting of January 16, 1992)
11. 91.644EC (MILLER)
1808-58 NEWHALL STREET, northwest side between Topeka Avenue and Bridgewood Drive, Lot 145 in Assessor's Block 5335A -- Request for authorization of Conditional Use to permit subdivision of one lot into FIVE LOTS OF WIDTHS LESS THAN 25 FEET, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
12. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets, Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The

Item 91.306EZ continued

project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.

(Continued from Regular Meeting of January 16, 1992)

13. 91.518EZ

(LINDSAY)

1001 CALIFORNIA STREET, south side between Mason and Taylor Streets, Lots 80 through 91 and Lot 96 in Assessor's Block 254 -- Request to reclassify height and bulk district from 65A to 160E, in an RM-4 (Residential, Mixed, High Density) district and the Nob Hill Special Use District (SUD-D).

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

14. 91.568D

(NISHIMURA)

230 CONCORD STREET, west side between Brunswick Street and Pretor Way, Lot 26 in Assessor's Block 6487. Request for Discretionary Review of Building Permit Application No. 9101145, a proposal to construct a two-story, twenty feet high, approximately 18 feet 10 inches deep and 26 feet 6 inches wide addition to the rear of the existing single-family dwelling on a slightly irregular shaped lot having 86.43 feet of depth along the side property line on its north side, 84.20 feet of depth along the side property line of its south side, 29.69 feet of frontage and 26.60 feet wide along its rear property line.

(Continued from Regular Meeting of January 16, 1992)

15. 91.628D

(BLAUVELT)

363 COLLINGWOOD, east side between 20th and 21st Streets, Lot 226 in Assessor's Block 2752 -- Request for Discretionary Review of Building Permit Application NO. 9113573 to construct a vertical (partial third story) and horizontal (rear) extension to, and create a second dwelling unit within the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of January 16, 1992)

16. 91.605D (BLAUVELT)
1009 FRANCISCO STREET, south side between Larkin and Polk Street, Lot 25 in Assessor's Block 477 -- Requests for Discretionary Review of Building Permit Application No. 9107629 to construct a vertical and horizontal extension to the existing two-story-over-garage, single-family dwelling, and of Building Permit Application No. 9107628 to construct a second dwelling unit in a separate four-story structure immediately behind the existing house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 23, 1992)
NOTE: Simultaneously with the Commission's consideration of the Discretionary Review requests, the Zoning Administrator will hear testimony on Variance Application No. 91.344V for the same property. (The Variance hearing is continued from January 23, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
February 6, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENT

FEB 4 1992

PUBLIC HEARING

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

1. TIER III

(COLEMAN)

2440 FILBERT STREET, northside, Lot 23 in Assessor's Block 513 ---
Informational presentation of Building Permit Application No. 9114913
for an extension to the rear of 8 feet at the first floor and 3 feet
6 inches at the second floor in an RH-1 (House, One-Family)
district. This project is being brought to the Commission's
attention pursuant to Planning Commission Resolution No. 12044.

2. TIER III (COLEMAN)
201 DELANO AVENUE, eastside, Lot 18 in Assessor's Block 3211 ---
Informational presentation of Building Permit Application No. 9122414 for an extension to the rear of 22 feet by 14 feet and two stories high in an RH-1 (House One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
3. TIER III (COLEMAN)
49 CERES STREET, eastside between Williams and Thorton Avenues, Lot 24 in Assessor's Block 5410 -- Informational presentation of Building Permit Application No. 9110136 to add two decks at the rear of a single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
4. (KESSLER)
Consideration of Resolution authorizing the Director of Planning to enter into a Personal Services Contract with Santa Cruz County for the Services of Richard A. Charter for up to \$9,000 for the Local Government Coordination Program for offshore and leasing proposals.
5. (BADINER)
299 SECOND STREET -- Status report on compliance with Conditions of Approval of Motion Nos. 13096A and 13096B and Motion Nos. 11954, 11955 and 11956 authorizing construction of a 260,000 gross square foot office building at Second and Folsom Streets.
6. (SAHM)
Rescind Commission Resolution No. 9286; this resolution established interim policies on off-street loading requirements in 1982 based on Guiding Downtown Development, and was superceded by amendments to Sections 152, 152.1, 153, 154, 155 of the City Planning Code..

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

7. 90.599EC (GREEN)
645 HAIGHT STREET, south side between Pierce and Steiner Streets; Lot 29 in Assessor's Block 861 -- Request for Conditional Use Authorization to allow significant alteration of an existing building on a lot in excess of 5,000 square feet, and to permit a density bonus for affordable housing under California State Law (Government Code Sections 65915 and 65717) with an NC-1 Neighborhood Commercial Cluster District and the proposed Haight Street Affordable Housing Special Use District. The proposal is to alter the existing two-story-over-basement building formerly used as an auto repair/parking garage, by adding a new third-story and converting the entire building to a mixture 8 up to 12 market rate and affordable housing units. The basement level will contain 23 off-street parking spaces. Lot 29 is approximately 10,312 square feet in size.
(Continued from Regular Meeting of December 19, 1991)
NOTE: ON JANUARY 23, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER MORALES WAS ABSENT.

F. CONSENT CALENDAR--PUBLIC HEARING CLOSED

NOTE: PURSUANT TO PLANNING COMMISSION SPECIAL DISCRETIONARY REVIEW HEARING PROCEDURES, IF THE COMMISSION REACHES A 3-1 (OR 3-2) VOTE TO NOT TAKE OR TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE OR DISAPPROVE A PROPOSAL, THE CASE IS CONTINUED TO THE FULL COMMISSION ON CONSENT CALENDAR WITH RECOMMENDATION. IF A COMMISSIONER REQUESTS A NEW FULL PUBLIC HEARING ON A CONSENT CALENDAR ITEM, THE MATTER WILL BE REMOVED FROM THE CONSENT CALENDAR AND HEARD AS A REGULAR CALENDAR ITEM FOR PUBLIC TESTIMONY ON THE SAME DAY AS THE CONSENT DATE. THE COMMISSION PRESIDENT WILL ANNOUNCE THE TIME OF SUCH HEARING AT THE TIME THE MATTER IS REMOVED FROM THE CONSENT CALENDAR.

8. 91.628D (BLAUVELT)

363 COLLINGWOOD, east side between 20th and 21st Streets, Lot 22G in Assessor's Block 2752 -- Request for Discretionary Review of Building Permit Application NO. 9113573 to construct a vertical (partial third story) and horizontal (rear) extension to, and create a second dwelling unit within the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of January 16, 1992)

NOTE: ON JANUARY 30, 1992, THE COMMISSION VOTED (3-1) TO TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE WITH CONDITIONS AND RE-DESIGN. COMMISSIONER KARASICK DISSENTING. COMMISSIONERS HU AND MORALES WERE ABSENT.

G. REGULAR CALENDAR

9. (BADINER)

OFFICE DEVELOPMENT LIMITATION PROGRAM -- Public hearing on the Rules and Regulations of the Office Development Limitation Program and a schedule for evaluation of office development projects in the 1991-1992 approval period.

10. 91.511C (CHIONG)

2814 - 19TH STREET, north side between Bryant and Florida Streets; Lot 15 in Assessor's Block 4022 -- Request for Conditional Use Authorization to establish a small self-service restaurant as defined per Section 790.91 of the Planning Code with approximately 1,000 square feet, and seating capacity for up to 25 persons within an RH-2 (House Two-Family) District and classified as a Non-Conforming Use (NCU). The proposal is to convert an industrial use (coffee roasting) to a cafe with accessory coffee roasting.

11a. 91.339EC (McDONALD)

701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. A request for authorization of conditional use to permit construction of a building containing no parking spaces, a senior service center of less than 5000 square feet of area in the basement and ground levels and four floors above containing 103 rooms of group housing and one manager's unit on a lot containing 11,250 square feet of area in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.

- 11b. 91.339V (McDONALD)
701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. Request for a MODIFICATION OF REAR YARD REQUIREMENTS under code Section 134(e) to allow a reduced rear yard area of 2620 square feet when 2812.5 square feet are required and a PARKING VARIANCE to allow for a total of 26 off-street parking spaces when 35 spaces are required on a lot in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.
12. 91.698C (BANALES)
1112-24 POLK STREET, northeast corner of Post Street, Lot 12 in Assessor's Block -- Request for Conditional Use Authorization to allow a non-residential use in excess of 3,000 square feet within the Polk Street Neighborhood Commercial District. The proposal is to allow an existing video store on the ground floor of an existing four story building to expand (within the building) from approximately 2,990 square feet to 3,918 square feet of floor area. The exterior of the building will not be impacted by the proposal.
(Continued from Regular Meeting of January 23, 1992)
13. 91.686C (GREEN)
5656 MISSION STREET, west side between Farragut and Whipple Avenues; Lot 3 in Assessor's block 7099 -- Request for Conditional Use Authorization to allow a reduction of the residential off-street parking requirements for an existing building located within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to legalize a conversion of a street level basement containing required off-street parking (for the upper floor dwelling unit) to a commercial self-service landromat approximately 966 square feet in size.
(Continued from Regular Meeting of January 9, 1992)
14. 91.639C (GREEN)
821 TARAVAL STREET, south side between 18th and 19th Avenues; Lot 31 in Assessor's Block 2407 -- Request for Conditional Use Authorization to alter and enlarge an existing Nonconforming Motel within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to enlarge the existing second story and altering the existing ground floor to include new retail floor area (at street level) approximately 509 square feet in size. The project also includes expansion of the existing managers unit, and increases the total number of guest rooms from 10 to 12. The project includes the total number of required off-street parking spaces (11).
(Continued from Regular Meeting of January 9, 1992)
15. 91.669EZ (GREEN)
1421-25, AND 1429 CASTRO STREET, east side between 24th and Jersey Streets; Lot 23 and 43 in Assessor's Block 6538 -- Consideration of an amendment to the City Planning Code by amending the Zoning Map to change an existing RH-2 designation for the above property to the 24th Street-Noe Valley Neighborhood Commercial District.
(Continued from Regular Meeting of January 23, 1992)

5:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

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16. 92.044D (COLEMAN)
225 ANZA VISTA STREET, westside between Vega and Turk Streets, Lot 28 in Assessor's Block 1112 -- Request for Discretionary Review of Building Permit Application No. 9118682 to construct a horizontal extension to the rear of a two unit building in an RH-2 (House, Two-Family) District. This project would be a demolition under the expired NCIC.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
17. 91.701D (COLEMAN)
1239 - 37TH AVENUE, westside between Lincoln Way and Irving Street, Lot 7 in Assessor's Block 1713 -- Request for Discretionary Review of Building Permit Application No. 9121848 to replace an existing back porch with a new family room that expands the building envelope in an RH-1 (House One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 9, 1992)
18. 91.241D (COLEMAN)
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11 in Assessor's Block 5956 -- Discretionary Review of Building Permit Application No. 9010515S -- to construct a two story single family dwelling, in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of January 9, 1992)
19. 91.698DV (COLEMAN)
117 CASELLI AVENUE, southside between Douglass and Yukon Streets Lot 44 in Assessor's Block 3700 -- Request for Discretionary Review of Building Permit Application No. 9018068 to construct a solarium at the rear of the existing two-story, single family dwelling in an RH-2 (House Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
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SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
February 13, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 11 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.851C (NIXON)
4126 - 17TH STREET, northside between Castro and Douglass Streets, Lot 28 in Assessor's Block 2623 - Request for Authorization of Conditional Use to construct five dwelling units on a lot containing 5,500 square feet of area as allowed in Section 209.1 (h). The proposal is to demolish the existing single family structure and construct five dwelling units. The new building would have a three story over garage two unit portion near the front of the lot separated by an approximately 17-foot deep courtyard from the four story above grade three unit rear section. The subject property is zoned RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk District.
(Proposed for continuance to March 12, 1992)
2. 91.644EC (MILLER)
1808-58 NEWHALL STREET, northeast side between Topeka Avenue and Bridgewood Drive, Lot 145 in Assessor's Block 5335A -- Request for authorization of Conditional Use to permit subdivision of one lot into FIVE LOTS OF WIDTHS LESS THAN 25 FEET, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 30, 1992)
(Proposed for continuance to February 27, 1992)
3. 91.764C (GREEN)
3054 TARAVAL STREET, north side between 40th and 41st Avenues; Lot 14 in Assessor's Block 2369 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the Planning Code within an NC-1 Neighborhood Commercial Cluster District and Taraval Street Restaurant and Fast Food Sub-District. The proposal is to install a small self-service pizza restaurant approximately 815 square in size and without seating.
(Proposed for continuance to February 20, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS**D. DIRECTOR'S REPORT**

4. TIER III (BLAUVELT)
3349 PIERCE STREET, between Chestnut and Alhambra Streets, Lot 5 in Assessor's Block 488 A -- Informational presentation of Building Permit Application No. 9115349 to add a side horizontal extension at the rear of an existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
5. TIER III (PASSMORE/BLAUVELT)
424 PRINCETON STREET, between Bacon and Wayland Streets, Lot 3 in Assessor's Block 6037 -- Informational presentation of Building Permit Application No. 9117818 to add a rear horizontal extension to an existing house. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
6. 91.279ETETT (BASH)
Further consideration of amendment to the City Planning Code and Administrative Code modifying application fee requirements for certain non-profit organizations.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

7. 91.339EC (McDONALD)
701-705 NATOMA STREET, southwest corner of 8th and Natoma Streets, Lot 7 in Assessor's Block 3728. A request for authorization of conditional use to permit construction of a building containing no parking spaces, a senior service center of less than 5000 square feet of area in the basement and ground levels and four floors above containing 103 rooms of group housing and one manager's unit on a lot containing 11,250 square feet of area in an SLR (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation.
(Continued from Regular Meeting of February 6, 1992)
NOTE: ON FEBRUARY 6, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE AND SEWELL WERE ABSENT.

F. REGULAR CALENDAR

8. (BADINER)
OFFICE DEVELOPMENT LIMITATION PROGRAM -- Public hearing on the Rules and Regulations of the Office Development Limitation Program and a schedule for evaluation of office development projects in the 1991-1992 approval period.
(Continued from Regular Meeting of February 6, 1992)
- 9a. 91.293C (BADINER)
741 ELLIS STREET, south side between Polk and Larkin Streets with frontage on Willow Street, Lot 23 in Assessor's Block 740: Request for Conditional use Authorization under Planning Code Section 249.5(c)(5) and Section 161(h) to reduce the parking requirement from 3 cars to 2 cars in an RC-4 (Residential Commercial Mixed, Height Density) District, the North of Market Residential Special Use District and an 80-T Height and Bulk District. The proposal is to build a four story, 12 unit residential structure with approximately 2,000 sq. ft. of commercial space.
- 9b. 91.293V (BADINER)
741 ELLIS STREET, south side between Polk and Larkin Streets with frontage on Willow Street, Lot 23 in Assessor's Block 740: Request for a Variance from the Dwelling Unit Exposure requirements of Planning Code Section 140 and a Request for a Zoning Administrator exception to the Rear Yard Requirement as permitted under Planning Code Section 134(f) and Section 307(g).
10. 91.375C (MEDINA)
1130 MARIPOSA STREET; 150 MISSISSIPPI STREET; and TEXAS STREET adjacent, block bounded by Mariposa, Mississippi, Texas and Seventeenth Streets, Lot 12 in Assessor's Block 3986 -- Request for Authorization of Conditional Use as a Planned Unit Development pursuant to Section 304 to construct 23 dwelling units in an M-1 (Light Industrial) District and to add an additional 2,700 square feet of light industrial/warehouse space and up to 33 off-street parking spaces; deviation from requirements for rear yard and exposure by one dwelling unit on open space. The two new buildings would not exceed the 40-X Height and Bulk District. The existing light industrial building at 150 Mississippi Street would be retained and the warehouse at 1110 Mariposa would be demolished for a grand total of 14,000 square feet of light industrial/warehouse space.
- 11a. 91.733C (NISHIMURA)
1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Request for authorization of Conditional Use to allow (legalize) a third dwelling unit on a lot having 4,537 square feet of lot area in an RH-2 (Residential House, Two-Family) District.

- 11b. 91.733V (NISHIMURA)
1808 - 1810 BROADWAY, north side between Gough and Octavia Streets;
Lot 6 in Assessor's Block 568 --- Rear yard and off-street parking
variance consideration in connection with the requested legalization
of the construction of a dwelling unit without a building permit in
the required rear yard of the property, and without the required one
off-street parking space.
12. 92.001C (SHRIDHAR)
567 GOLDEN GATE AVENUE, south side between Van Ness Avenue and Polk
Street; Lot 9 in Assessor's Block 766 -- Request for Conditional Use
Authorization to add a small self service RESTAURANT as defined by
Section 790.91 of the Planning Code to an existing specialty retail
store within the Van Ness Special Use District. The proposal is to
create a seating area with 12 tables, 24 seats and 7 stools occupying
309 square feet of the retail store which is approx. 4,100 square
feet in size.
13. 91.727C (BERGDOLL)
1653 LOMBARD STREET, south side between Gough and Octavia Streets;
Lot 16 in Assessor's Block 505 -- Request for Conditional Use
Authorization to convert one existing second story residence to an
office use within an NC-3 Neighborhood Commercial District. The
proposal is to establish a computer consulting office on the second
floor (approximately 1,220 square feet of floor area) and convert one
ground floor parking space into a retail sales office for computer
program-related items. The building will be expanded at the ground
floor in the rear to provide a total of approximately 1,020 square
feet of floor area for commercial use at the ground level.
14. 91.767C (BERGDOLL)
2100 FILLMORE STREET, northeast corner of California and Fillmore
Streets; Lot 18A in Assessor's Block 636 -- Request for Conditional
Use Authorization to install a WALK-UP ATM FACILITY as defined by
Section 790.140 of the Planning Code less than 3 feet from the
property line within the Upper Fillmore Neighborhood Commercial
District. The proposal is to install an ATM facility in the existing
window opening on California Street adjacent to the existing ATM
facility.
15. 91.714C (BANALES)
455 CLEMENT STREET, southwest corner of 6th Avenue; Lot 38 in
Assessor's Block 1437 -- Request for Conditional Use Authorization to
add LIVE ENTERTAINMENT to an existing bar within the Inner Clement
Neighborhood Commercial District. The proposal is to allow 2 or 3
piece small bands to provide live entertainment within the existing
bar. No exterior alterations to the existing structure are proposed.
16. (BANALES)
NORTHERN CALIFORNIA PRESBYTERIAN HOMES (THE SEQUOIAS) -- Public
Hearing to allow side yard variance (from 20' to 5') from the Western
Addition A-1 redevelopment plan. The project was approved by the
Redevelopment Agency on November 12, 1991.

5:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 91.605D (BLAUVELT)
1009 FRANCISCO STREET, south side between Larkin and Polk Street, Lot 25 in Assessor's Block 477 -- Requests for Discretionary Review of Building Permit Application No. 9107629 to construct a vertical and horizontal extension to the existing two-story-over-garage, single-family dwelling, and of Building Permit Application 9107628 to construct a second dwelling unit in a separate four-story structure immediately behind the existing house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
NOTE: Simultaneously with the Commission's consideration of the Discretionary Review requests, the Zoning Administrator will hear testimony on Variance Application No. 91.344V for the same property. (Both Variance and CU are continued from January 30, 1992)
18. 91.627D (BLAUVELT)
519 KIRKHAM STREET, south side between 9th and 10th Avenues, Lot 44 in Assessor's Block 1855 -- Request for Discretionary Review of Building Permit Application No. 9017108 to construct a new two-family dwelling, after demolition of the existing structure, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
19. (COLEMAN)
839 NORIEGA STREET, west side between 15th and 19th Avenues, Lot 37 in Assessor's Block 2052A -- Request for Discretionary Review of Building Application No. 9020770 to construct a third story addition to an existing one story over garage structure including the addition of family room, deck and other minor building modifications, in an RH-1 (D) (House Detached) District.
a) Consideration of Discretionary Hearing
b) Discretionary Review Hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.
CPC:656

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
February 20, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS OFFICE

FEB 19 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.576C (L. SCOTT)
2 PLAZA AVENUE, between Laguna Honda and Magellan Avenue, Lot 1 in Assessor's Block 2841 -- Request for Conditional Use Approval to legalize the existing use of a community facility, the Arab Cultural Center, of 3400 square feet in an RH-01(D) (One Family Detached Dwelling) District.
(Proposed for Continuance to April 2, 1992)
2. 91.650C (BERGDOLL)
520 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 4 in Assessor's Block 848 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code on the ground floor of an existing three story mixed use building within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to install a specialty sandwich shop with seating for up to 49 persons, in approximately 1,900 square feet of floor area.
(Proposed for Continuance to April 23, 1992)
3. 91.398EKA (MARSH)
940 BATTERY STREET, east side between Green and Vallejo Streets, Lot 4A in Assessor's Block 136 - Acting on a recommendation of the Landmarks Preservation Advisory Board to authorize a Certificate of Appropriateness for exterior alterations to a compatible building within the Northeast Waterfront Historic District. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building and would result in exterior alterations that include a new penthouse. The subject property is located within a C-2 (Community Business District) and a 65-X Height and Bulk District.
(Proposed for Continuance to April 23, 1992)

4. 88.101E and 88.102E. (MARSH)
Initiation of a new Article 10 of the City Planning Code and amendments to City Planning Code Sections 209.9(e) and 303 and a new Preservation Element of the Master Plan of the City and County of San Francisco.

Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.
(Proposed for Continuance to April 23, 1992)

5. 89.596ECR (LABRIE)
V FITZGERALD STREET, bounded by Earl, Donohue, and Egbert Streets, entire block of vacant land, Lots 1-8 of Assessor's Block 4918 -- Request for Conditional Use Authorization to expand an existing Recreational Vehicle Park to encompass major portion of subject block and of undeveloped city street to allow for construction of 68 additional mobile home hook-ups and a new building of 1,500 square feet that will provide shower facilities and a health club. Referral to DPW for Revocable Encroachment Permit to include undeveloped city street as part of expansion.
(Proposed for Continuance to March 5, 1992)
6. 91.118D (BERKOWITZ)
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9019892 for the construction of a single family house in an RH-1 (D) (House, One-Family, Detached Dwelling) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 23, 1992)
(Proposed for Continuance to March 19, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

7. TIER III (BERKOWITZ)
1282 - 29TH AVENUE, east side between Lawton and Moraga Avenues, Lot 25 in Assessor's Block 1722 - Informational presentation of Building Permit Application No. 9122179 for the replacement and extension of a rear yard deck in an RH-1 (D) (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.
8. TIER III (BERKOWITZ)
115-117 PARNASSUS, south side between Schrader and Cole Streets, Lot 1K in Assessor's Block 1277 - Information presentation of Building Permit Application NO. 9115051 for the construction of a two story rear yard deck in an RH-3 (House, Three-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.
9. TIER III (BERKOWITZ)
2457 BAY STREET, south side at the intersection of Lyon Street, Lot 30 in Assessor's Block 925 - Informational presentation of Building Permit Application No. 9122581 for a two-story horizontal rear yard addition in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution NO. 12044.1.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSEDF. REGULAR CALENDAR

10. (EDELIN)
Proposed FY 92-93 Work Program and Budget.
11. (BASH)
Consideration of Initiation of New Fees for Planning Department Services and adjustment of Existing Fees.
12. 90.036C (MABELITINI)
223-225 ARGUELLO BLVD., west side between California and Lake Street, Lot 5 in Assessor's Block 1361 -- Request for Authorization of Conditional Use to convert a portion of a dwelling unit to Bed and Breakfast in a RM-1 (Mixed Residential, Low Density) District.
- 13a. 91.659CV (L. SCOTT)
1150 CABRILLO STREET, northeast corner of Cabrillo Street and Funston Avenue, Lot 9A in Assessor's Block 1632 - Request for Conditional Use Authorization for expansion of a existing religious facility, Cumberland Presbyterian Church, to accommodate 125 persons in its sanctuary in an RH-1 (House, One-Family) District.
- 13b. 91.659CV (L. SCOTT)
1150 CABRILLO STREET, northeast corner of Cabrillo Street and Funston Avenue, Lot 9A in Assessor's Block 1632 - Request for a variance for

Item 91.659CV continued

an approximately six inch encroachment of a stairway into the required rear yard above the first level of occupancy. The additional width of the stairway is necessary to meet safety requirements of the Building Code.

14. 91.393EZ (NIXON)
625 DUNCAN STREET, south side between Castro and Diamond Streets, Lots 40 AND 41 in Assessor's Block 6604 - Request for Reclassification of the 50 X 114 foot parcel from an RH-1 (House, One-Family) District to an RH-2 (House, Two-Family) District.
15. 91.764C (GREEN)
3054 TARAVAL STREET, north side between 40th and 41st Avenues; Lot 14 in Assessor's Block 2369 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the Planning Code within an NC-1 Neighborhood Commercial Cluster District and Taraval Street Restaurant and Fast Food Sub-District. The proposal is to install a small self-service pizza restaurant approximately 815 square in size and without seating. (Continued from Regular Meeting of February 13, 1992)
16. 92.014C (GREEN)
1652 STOCKTON STREET, east side between Filbert and Union Streets; Lots 16 and 17 in Assessor's Block 103 -- Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT (Section 790.92) with Bar (Section 790.38) within the North Beach Neighborhood Commercial District. The proposal is to install a full service restaurant with bar, and offering live entertainment in the form of a pianist and/or vocalist within an area approximately 4,889 square feet in size with seating for up to 190 persons and located on the ground floor of an existing three story building. The ground floor was formerly occupied by a furniture store.

3:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 11:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 90.620D (BERKOWITZ/BLAZEJ)
150-160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Discretionary Review of Building Permit Application No.9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district. (Continued from Regular Meeting of January 23, 1992)

18. 91.652D (BLAUVELT)
337 COLERIDGE STREET, southeast corner of Kingston Street, Lot 24 in Assessor's Block 5672 -- Request for Discretionary Review of Building Permit Application No. 9117262 to construct a horizontal extension (to the rear) to the existing two-story-over-garage dwelling, in an RH-2 (House, Two-Family) District and the Bernal Heights Special Use District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
19. 91.702D (BLAUVELT)
573 SOUTH VAN NESS, east side between 16th and 17th Streets, Lot 8 in Assessor's Block 3571 -- Staff-initiated request for Discretionary Review of Building Permit Application No. 9111136 to legalize the conversion of a building from five dwelling units on three stories to two dwelling units on the top floor over two floors of commercial occupancy, in a Cm- (Heavy Commercial) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
20. 91.628D (BLAUVELT)
363 COLLINGWOOD, east side between 20th and 21st Streets, Lot 226 in Assessor's Block 2752 -- Request for Discretionary Review of Building Permit Application NO. 9113573 to construct a vertical (partial third story) and horizontal (rear) extension to, and create a second dwelling unit within, the existing two-story, single-family dwelling, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 30, 1992)
21. 91.321ESD (BERKOWITZ)
3686 - 17TH STREET, north side between Church and Dolores Streets, Request for Discretionary Review of Building Permit Application Numbers 9107944 and 9111378 for the demolition of existing single story commercial building and the construction of a four-story, three dwelling unit residential building in an RM-2 (Mixed-Residential, Moderate density) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

5:00 P.M.

22. 91.562D (BERKOWITZ)
482-84 LIBERTY, north side between Noe and Sanchez Streets, Lot 53A in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application NO. 9112733 for the construction of a horizontal addition in and RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

23. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of January 9, 1992)
24. 91.520D (BERKOWITZ)
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary Review of Building Permit Application No. 9101627 for the construction of a vertical addition to a single family house in an Item 91.520D continued RH-1(D) (House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 23, 1992)
25. 91.660D (BERKOWITZ)
140 POINT LOBOS AVENUE, north side between 43rd and 44th Avenues, Lot 15 in Assessor's Block 1475 - Request for Discretionary Review of Building Permit Application NO. 9115159 for the construction of horizontal additions to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
26. 91.140D (BERKOWITZ)
34 RICO WAY, north side between Avila Street and Retiro Way, Lot 17 in Assessor's Block 418A - Request for Discretionary Review of Building Permit Application No. 9110415 for the construction of a horizontal addition in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY

February 27, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

FEB 25 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.
(Continued from Regular Meeting of December 5, 1991)
(Proposed for Indefinite Continuance)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS2. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."
(Proposed for Continuance to March 26, 1992)

D. DIRECTOR'S REPORT

3. TIER III (COLEMAN)
14 PARSONS STREET, (eastside), Lot 35 in Assessor's Block 1169 ---
Informational presentation of Building Permit Application No. 9124115
for and existing to the rear, consisting of a deck measuring 5' x 9'
in an RH-2 (House, Two-Family) district. This project is being
brought to the Commission's attention pursuant to Planning Resolution
No. 12044.
4. TIER III (COLEMAN)
274 PENINSULA AVENUE, (westside), Lot 9 in Assessor's Block 5070 ---
Informational presentation of Building Permit Application No. 9123808
for a two story extension to the rear, in an RH-1 (House, One-Family)
district. This project is being brought to the Commission's
attention pursuant to Planning Commission Resolution No. 12044.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

5. 91.605D (BLAUVELT)
1009 FRANCISCO STREET, south side between Larkin and Polk Street, Lot
25 in Assessor's Block 477 -- Requests for Discretionary Review of
Building Permit Application No. 9107629 to construct a vertical and
horizontal extension to the existing two-story-over-garage,
single-family dwelling, and of Building Permit Application 9107628 to
construct a second dwelling unit in a separate four-story structure
immediately behind the existing house, in an RH-2 (House, Two-Family)
District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
NOTE: ON FEBRUARY 13, 1992 THE COMMISSION PASSED A MOTION OF INTENT
TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER ELZEY WAS
ABSENT.
6. 91.652D (BLAUVELT)
337 COLERIDGE STREET, southeast corner of Kingston Street, Lot 24 in
Assessor's Block 5672 -- Request for Discretionary Review of Building
Permit Application No. 9117262 to construct a horizontal extension
(to the rear) to the existing two-story-over-garage dwelling, in an
RH-2 (House, Two-Family) District and the Bernal Heights Special Use
District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of February 20, 1992)
NOTE: ON FEBRUARY 20, 1992 THE COMMISSION PASSED A MOTION OF INTENT
TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER BOLDRIDGE
WAS ABSENT.

7. 91.077CV (LORD)
112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).
NOTE: ON JANUARY 9, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER SEWELL WAS ABSENT.
8. 91.764C (GREEN)
3054 TARAVAL STREET, north side between 40th and 41st Avenues; Lot 14 in Assessor's Block 2369 -- Request for Conditional Use Authorization to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the Planning Code within an NC-1 Neighborhood Commercial Cluster District and Taraval Street Restaurant and Fast Food Sub-District. The proposal is to install a small self-service pizza restaurant approximately 815 square in size and without seating. (Continued from Regular Meeting of February 20, 1992)
NOTE: ON FEBRUARY 20, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER BOLDRIDGE WAS ABSENT.
9. 91.520D (BERKOWITZ)
1444 PLYMOUTH AVENUE, east side between Greenwood Avenue and Wildwood Way, Lot 4 in Assessor's Block 3162 - Request for Discretionary Review of Building Permit Application No. 9101627 for the construction of a vertical addition to a single family house in an Item 91.520D continued RH-1(D) (House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of February 20, 1992)
NOTE: ON FEBRUARY 20, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS BOLDRIDGE AND KARASICK WERE ABSENT.

F. CONSENT CALENDAR--PUBLIC HEARING CLOSED

NOTE: PURSUANT TO PLANNING COMMISSION SPECIAL DISCRETIONARY REVIEW HEARING PROCEDURES, IF THE COMMISSION REACHES A 3-1 (OR 3-2) VOTE TO NOT TAKE OR TAKE DISCRETIONARY REVIEW WITH AN INTENT TO APPROVE OR DISAPPROVE A PROPOSAL, THE CASE IS CONTINUED TO THE FULL COMMISSION ON CONSENT CALENDAR WITH RECOMMENDATION. IF A COMMISSIONER REQUESTS A NEW FULL PUBLIC HEARING ON A CONSENT CALENDAR ITEM, THE MATTER WILL BE REMOVED FROM THE CONSENT CALENDAR AND HEARD AS A REGULAR CALENDAR ITEM FOR PUBLIC TESTIMONY ON THE SAME DAY AS THE CONSENT DATE. THE COMMISSION PRESIDENT WILL ANNOUNCE THE TIME OF SUCH HEARING AT THE TIME THE MATTER IS REMOVED FROM THE CONSENT CALENDAR.

10. 90.620D (BERKOWITZ/BLAZEJ)
150-160 GRANDVIEW AVENUE, west side between Romain Street and Morgan Alley, Lots 11 and 12 in Assessor's Block 2754 - Discretionary Review of Building Permit Application No.9017648 to construct 5 single family houses in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 20, 1992)
NOTE: ON FEBRUARY 20 1992, THE COMMISSION VOTED (3-2) TO APPROVE WITH CONDITIONS THE PROJECT SPONSOR'S PROPOSAL. COMMISSIONERS BIERMAN AND MORALES DISSENTING.

NOTE: ALSO ON FEBRUARY 20 1992, THE COMMISSION VOTED (2-3) TO APPROVE WITH CONDITIONS THE PROJECT SPONSOR'S PROPOSAL AS MODIFIED BY COMMISSIONER MORALES. COMMISSIONERS HU, KARASICK AND SEWELL DISSENTING.

F. REGULAR CALENDAR

11. (EDELIN)
Proposed FY 92-93 Work Program and Budget.
(Continued from Regular Calendar of February 20, 1992)
12. (BASH)
Consideration of Initiation of New Fees for Planning Department Services and adjustment of Existing Fees.
(Continued from Regular Calendar of February 20, 1992)
13. 90.808E (ROOS)
CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT, San Francisco Main Library. 100 Larkin Street, 200 Larkin Street, and Fulton Street (between Larkin and Hyde Streets); Assessor's Block 353, Lot 1, Assessor's Block 354, Lot 1 and the portion of Fulton Street between these two blocks - Construction of a New Main Library, alterations to the existing Main Library to contain the Asian Art Museum, and closure of Fulton Street for use as a pedestrian mall.
1) For the new Main Library, demolition of 100 Larkin Street, elimination of a surface parking lot and relocation of the Pioneer Monument. Construction of a six-story -plus-basement approximately 80-foot-tall building containing about 400,000 sq. ft. of library and associated uses; reconstruction of the Brooks Hall ramp, construction of a loading area, and seven parking spaces; and relocation of the Pioneer Monument within Civic Center. 2) For the Asian Art Museum, demolition of 45 Hyde Street and elimination of an employee parking lot. Seismic strengthening of the existing main library building; exterior and interior alterations to accommodate museum use, totalling about 224,000 sq. 9t. (about 50,000 new sq. ft. including an addition at 45 Hyde Street.); and provision of loading space. 3) For the Fulton Street Mall, elimination of about 90 parking spaces and conversion to a pedestrian mall.
14. 90.299CKSQM (SKIFFER)
EXECUTIVE PARK HOUSING DEVELOPMENT, Consideration of Conditional Use Authorization to amend the conditions of a previously approved Planned Unit Development authorized in City Planning Commission Motion No. 10461.

Item 90.299CKSQM continued

The proposal would permit a mixed use Office/Retail/Hotel/Residential development at San Francisco Executive Park by changing the phasing of the residential development, increasing the residential square footage of the project from 425,000 square feet to approximately 850,000 square feet, adding a health club/restaurant of approximately 35,000 square feet, and a day care center of approximately 10,000 square feet. Exceptions proposed from Planning Code requirements include rear yard, exposure, measurement of height, and open space. The City Planning Commission will determine if the shading or shadowing of Recreation and Park property by the proposed project will have any adverse impact on the use of the property. Amendments to the San Francisco Executive park Subarea Plan of the South Bayshore Plan of the Master Plan are required. The proposed project will include land and condominium subdivisions which must be reviewed for consistency with the Master Plan. This project is in the area generally bounded by Executive Park Boulevard, Harney Way, and Jamestown Avenue, in Assessor's Block 4991 and part of Assessor's Block 87 in a C-2 (Community Business) District and 40-X, 60-X, and 80-X and 1601 Height and Bulk Districts, in the South Bayshore Area.

5:00 P.M.

15. 91.680C (L. SCOTT)
655 BROTHERHOOD WAY; south side between Junipero Serra and Lake Merced Boulevard, Lot 23 in Assessor's Block 7380 - Request for Conditional Use Approval for continued use of a temporary modular classroom building of approximately 2,200 square feet in an RH-1(D) (One-Family Detached Dwelling) District. The modular building is located within the rear playground area of the Brandeis-Hillel Day School.
16. 91.644EC (MILLER)
1808 NEWHALL STREET, northwest side between Topeka Avenue and Bridgewood Drive, Lot 145 in Assessor's Block 5335A -- Request for authorization of Conditional Use to permit subdivision of one lot into FIVE LOTS OF WIDTHS LESS THAN 25 FEET, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
17. 90.085T (GREEN)
VAN NESS SPECIAL USE DISTRICT. To consider initiation of amendments to Van Ness Permanent Controls Section 243(c). Text changes to correct an error which would permit awnings to be installed.
18. 91.714C (BANALES)
455 CLEMENT STREET, southwest corner of 6th Avenue; Lot 38 in Assessor's Block 1437 -- Request for Conditional Use Authorization to add LIVE ENTERTAINMENT to an existing bar within the Inner Clement Neighborhood Commercial District. The proposal is to allow 2 or 3 piece small bands to provide live entertainment within the existing bar. No exterior alterations to the existing structure are proposed.

6:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

19. 91.627D (BLAUVELT)
519 KIRKHAM STREET, south side between 9th and 10th Avenues, Lot 44 in Assessor's Block 1855 -- Request for Discretionary Review of Building Permit Application No. 9017108 to construct a new two-family dwelling, after demolition of the existing structure, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of February 13, 1992)
20. 91.567D (COLEMAN)
33 MARCELA AVENUE, east side near Magellan Avenue Lot 15 in Assessor's Block 2856 -- Request for Discretionary Review of Building Permit Application No. 9106818 to construct a second story addition to an existing single family dwelling, in an RH-1(D) (House One-Family Detached Dwelling) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MARCH 5, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 2 - 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.366D (PAEZ)
349 - 27TH AVENUE, west side between California and Clement Streets - Lot 9 in Assessor's Block 1406 -- Request for Discretionary Review of Demolition Permit No. 9108472 to demolish a single family residence comprised of three Refugee Shacks in an RH-2 (House, Two Family) District acting on a recommendation of retention of the subject property by the Landmarks Preservation Advisory Board. The proposed plan for new construction is for a two unit building which required Tier 3 notification procedures.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of January 16, 1992)
(Proposed for Continuance to March 19, 1992)
2. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
NOTE: ON JANUARY 30, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 4-1. COMMISSIONER KARASICK DISSENTING. COMMISSIONER MORALES WAS ABSENT.
(Proposed for Continuance to March 19, 1992)
3. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary

Item 91.497D continued

Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and replace the roof.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to May 7, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

F. CONSENT CALENDAR -- PUBLIC HEARING CLOSED

NOTE: PURSUANT TO PLANNING CODE SECTION 1111.4 THE FOLLOWING ITEMS ARE PLACED ON THE COMMISSION'S CONSENT CALENDAR. IF A MEMBER OF THE PUBLIC REQUESTS A FULL PUBLIC HEARING PRIOR TO THE COMMISSION HEARING, OR IF A COMMISSIONER REQUESTS A FULL PUBLIC HEARING ON THE CONSENT CALENDAR ITEM AT THE HEARING, THE MATTER WILL BE REMOVED FROM THE CONSENT CALENDAR FOR PUBLIC TESTIMONY AT A LATER DATE. THE COMMISSION PRESIDENT WILL ANNOUNCE THE DATE OF THE HEARING AT THE TIME THE MATTER IS REMOVED FROM THE CONSENT CALENDAR.

4. 92.024H (PAEZ)
100 GRANT AVENUE, eastside between Maiden Lane and Geary Street Lot 13 in Assessor's Block 310. Request for a Permit to Alter, under the provisions of Article 11 of the City Planning Code, to permit the exterior alteration of retail storefronts on the first two floors of a Category IV Contributory building within the Kearny-Market-Mason-Sutter Conservation District in a C-3-R (Downtown Retail) District.
5. 91.683H (BADINER)
625 MARKET STREET, south east corner of New Montgomery Street, Lot 61 in Assessor's Block 3707: Request for a Permit to Alter a Category I Building pursuant to Section 188(d) which allows expansion of a

Item 91.683H continued

noncomplying structure for life safety purposes to add a fire stair to the rear of the building, at a non-visible location within the C-3-0-(Downtown Commercial, Office) District and a 150-S Height and Bulk District. The existing building is noncomplying because it is over the permitted Floor Area Ratio.

6. REGULAR CALENDAR

6. 91.714C (BANALES)
455 CLEMENT STREET, southwest corner of 6th Avenue; Lot 38 in Assessor's Block T437 -- Request for Conditional Use Authorization to add LIVE ENTERTAINMENT to an existing bar within the Inner Clement Neighborhood Commercial District. The proposal is to allow 2 or 3 piece small bands to provide live entertainment within the existing bar. No exterior alterations to the existing structure are proposed. (Continued from Regular Meeting of February 27, 1992)
7. 90.299CKSQM (SKIFFER)
EXECUTIVE PARK HOUSING DEVELOPMENT, Consideration of Conditional Use Authorization to amend the conditions of a previously approved Planned Unit Development authorized in City Planning Commission Motion No. 10461. The proposal would permit a mixed use Office/Retail/Hotel/Residential development at San Francisco Executive Park by changing the phasing of the residential development, increasing the residential square footage of the project from 425,000 square feet to approximately 850,000 square feet, adding a health club/restaurant of approximately 35,000 square feet, and a day care center of approximately 10,000 square feet. Exceptions proposed from Planning Code requirements include rear yard, exposure, measurement of height, and open space. The City Planning Commission will determine if the shading or shadowing of Recreation and Park property by the proposed project will have any adverse impact on the used of the property. Amendments to the San Francisco Executive park Subarea Plan of the South Bayshore Plan of the Master Plan are required. The proposed project will include land and condominium subdivisions which must be reviewed for consistency with the Master Plan. This project is in the area generally bounded by Executive Park Boulevard, Harney Way, and Jamestown Avenue, in Assessor's Block 4991 and part of Assessor's Block 87 in a C-2 (Community Business) District and 40-X, 60-X, and 80-X and 1601 Height and Bulk Districts, in the South Bayshore Area. (Continued from Regular Meeting of February 27, 1992)
8. (BASH)
Consideration of Initiation of New Fees for Planning Department Services and adjustment of Existing Fees. (Continued from Regular Meeting of February 27, 1992)
9. 92.087ET (BASH)
VIOLATION ABATEMENT LEGISLATION, amendments to the text of the City Planning Code by adding Section 176.1 to create a lien assessment procedure to enforce zoning violations, and on companion legislation to add Section 10.117-93 to the Administrative Code to establish a Planning Code Enforcement Fund.

10. 90.587Q (HOOD)
2774 UNION STREET, north side between Baker and Broderick Streets,
Lots 47 through 50 in Assessor's Block 947 - Request for an Exception
from the low and moderate income provisions of the Subdivision Code
for a previously approved four-unit residential condominium
conversion subdivision.
11. 89.596ECR (LABRIE)
V FITZGERALD STREET, bounded by Earl, Donohue, and Egbert Streets,
entire block of vacant land, Lots 1-8 of Assessor's Block 4918 --
Request for Conditional Use Authorization to expand an existing
Recreational Vehicle Park to encompass major portion of subject block
and of undeveloped city street to allow for construction of 68
additional mobile home hook-ups and a new building of 1,500 square
feet that will provide shower facilities and a health club.
(Continued from Regular Meeting of February 20, 1992)

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL
CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES
GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN
EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT
HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED
TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M.,
WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

12. 92.094D (L. SCOTT)
720 DOLORES STREET, between 20th and Liberty Streets - Lot 3A in
Assessor's Block 3606 -- Request for Discretionary Review of Building
Permit Application No. 9200848 to merge five dwelling units into four
dwelling units.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
13. 91.241D (COLEMAN)
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11
in Assessor's Block 5956 -- Discretionary Review of Building Permit
Application No. 9010515S -- to construct a two story single family
dwelling, in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of February 6, 1992)
14. 91.521D (COLEMAN)
678 - 41ST AVENUE, eastside between Anza and Balboa Streets. Lot 30
in Assessor's Block 1583 --- Request for Discretionary Review of
Building Permit Application No. 9107623 to add a story to an existing
two story over garage structure in an RH-2 (House, Two-Family)
district.

15. 91.515D (COLEMAN)
347-49 LOMBARD STREET, Lot 43 in Assessor's Block 78 -- Discretionary Review of Building Permit Application No. 9108278S to add a unit by constructing a 18' - 16" deep addition to the rear and adding a story, including construction of a two car garage at the street level. Project includes the demolition of a shed in the rear yard.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
16. 91.245D (PASSMORE)
2420 PACIFIC AVENUE, northside between Fillmore and Steiner Streets, Lot 25 in Assessor's Block 582 --- Presentation for Possible Discretionary Review of Building Permit Application No. 9106595 for a non-commercial roof top parabolic dish satellite-receiving antenna installed without a proper permit. (CPC Policy Resolution 10992 and 13100).
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 12, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 6 - 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales,
Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)
Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four proposed ordinances.
(Proposed for Continuance to April 30, 1992)
2. 91.215ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.
(Proposed for Continuance to April 30, 1992)
3. 91.328ET (HORTON)
RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.
(Proposed for Continuance to April 30, 1992)
4. 90.539Z (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 B.
(Proposed for Continuance to April 30, 1992)
5. 91.342D (BLAUVELT)
2675 - 25TH AVENUE, west side between Vicente and Wawona Streets (on an unimproved section of 25th Avenue), Lot 57 in Assessor's Block 2471 -- Request for Discretionary Review of Building Permit Application No. 9109308 to construct a new two-story, single-family dwelling, in an RH-1 (House, One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 16, 1992)
(Proposed for Continuance to April 16, 1992)

6. 89.469D (MONTANA)
AFFORDABLE HOUSING REQUIREMENTS, informational presentation on Uniform Definitions and Procedures for Affordable Housing Requirements --- the Residence Element of the Master Plan (Objective 9, Policy 9-1) recommends that city agencies use uniform definitions and standards of affordability for all developments providing affordable housing. The Department of City Planning, Redevelopment Agency, Mayor's Housing Division and City Attorney's Office have formulated uniform language for definitions, marketing, monitoring and enforcement of affordable housing units. The uniform language has been incorporated into three (3) separate draft documents: (1) sample language for affordable housing conditions for City Planning Commission Motions; (2) Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy; and (3) a new document which contains the standard definitions and procedures entitled Affordable Housing Monitoring Procedures Manual. (Proposed for Continuance to March 19, 1992)
7. 90.851C (NIXON)
4126 - 17TH STREET, northside between Castro and Douglass Streets, Lot 28 in Assessor's Block 2623 - Request for Authorization of Conditional Use to construct five dwelling units on a lot containing 5,500 square feet of area as allowed in Section 209.1 (h). The proposal is to demolish the existing single family structure and construct five dwellings units. The new building would have a three story over garage two unit portion near the front of the lot separated by an approximately 17-foot deep courtyard from the four story above grade three unit rear section. The subject property is zoned RH-3 (Residential, House, Three-Family) District with a 40-X Height and Bulk District. (Proposed for Continuance to April 2, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

8. TIER III (PASSMORE/BLAUVELT)
1363 - 30th AVENUE, between Irving and Judah Streets, Lot 8 in Assessor's Block 1875 -- Informational presentation of Building Permit Application No. 9122811 to add a vertical (third story) and horizontal (rear, two-story) extension to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
9. 86.505 (BASH)
MISSION BAY ANNUAL REVIEW, Public presentation by the Director concerning the first Mission Bay annual report and notice of determination of compliance that Catellus Development Corporation has complied in good faith with the terms of the Mission Bay Development Agreement, for an eleven-month period from April 1, 1991 to March 12, 1992.
10. (CHIONG)
Informational presentation on the redesign of the Mission District Police Station at 17th and Valencia Streets. The City Planning Commission regreted a presentation on the redesign of the building facade at the conditional use hearing on August 29, 1991.
11. (BAUMAN)
REVISION TO THE COMMUNITY SAFETY ELEMENT. The Department is currently working on revisions to the Community Safety Element. The first of three background reports is now complete. It is a review and summary of available technical information about the earthquake risks facing San Francisco. It includes discussions of the city's history of earthquakes, the probabilities of future earthquakes, San Francisco's geology and geologic hazards, and likely impacts of future earthquakes. The remaining two background reports will describe current policies and programs of federal, state, local and non-government agencies with responsibilities for preparing for and responding to natural disasters and similar emergencies, and potential policies and programs which have been proposed or which have been implemented elsewhere. Public comment and discussion will be scheduled before the City Planning Commission when all three reports are available.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

12. 91.245D (PASSMORE)
2420 PACIFIC AVENUE, northside between Fillmore and Steiner Streets, Lot 25 in Assessor's Block 582 --- Presentation for Possible Discretionary Review of Building Permit Application No. 9106595 for a non-commercial roof top parabolic dish satellite-receiving antenna installed without a proper permit. (CPC Policy Resolution 10992 and 13100).
NOTE: ON MARCH 5, 1992, THE COMMISSION TOOK DISCRETIONARY REVIEW WITH AN INTENT TO DISAPPROVE BY A VOTE OF 5-0. COMMISSIONER MORALES WAS ABSENT.

F. REGULAR CALENDAR

13. 92.087ET (BASH)
VIOLATION ABATEMENT LEGISLATION, amendments to the text of the City Planning Code by adding Section 176.1 to create a lien assessment procedure to enforce zoning violations, and on companion legislation to add Section 10.117-93 to the Administrative Code to establish a Planning Code E enforcement Fund.
(Continued from Regular Meeting of March 5, 1992)
14. 91.337ECS (SHOTLAND)
1725 NEWHALL STREET, east side between Revere and Bayview Avenues, Lot 21D in Assessor's Block 5343 -- Consideration of Conditional Use Authorization for Subdivision of one lot into two lots resulting in one lot with a width less than the required 25 feet, a lot area of not less than 1,500 square feet, and the substandard lot would contain only a one-family dwelling in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
15. 91.735D (BLAUVELT)
2990 CLAY STREET, northeast corner of Broderick and Clay Streets, Lots 56, 57, 58 and 59 in Assessor's Block 1001 -- Request for Discretionary Review of Building Permit Application No. 9123066 to construct a horizontal (rear) addition and to merge two dwelling units into one unit within an existing condominium (lot 58, 2990 Clay Street No. 3) in an existing five-unit, four condominium, four story building, in an RH-3 (House, Three-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
16. 91.712D (BLAUVELT)
1759 - 31ST AVENUE, west side between Moraga and Noriega Streets, Lot 2B in Assessor's Block 2018 -- Request for Discretionary Review of Building Permit Application No. 9117153 to construct a horizontal (rear) addition to the existing single-family dwelling, in an RH-1 (House, One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 19, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 16 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Hu, Morales, Nothenberg/Karasick and Sewell.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.469D (MONTANA)
AFFORDABLE HOUSING REQUIREMENTS, informational presentation on Uniform Definitions and Procedures for Affordable Housing Requirements --- the Residence Element of the Master Plan (Objective 9, Policy 9-1) recommends that city agencies use uniform definitions and standards of affordability for all developments providing affordable housing. The Department of City Planning, Redevelopment Agency, Mayor's Housing Division and City Attorney's Office have formulated uniform language for definitions, marketing, monitoring and enforcement of affordable housing units. The uniform language has been incorporated into three (3) separate draft documents which are being distributed for citizen review: (1) sample language for affordable housing conditions for City Planning Commission Motions; (2) Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy; and (3) a new document which contains the standard definitions and procedures entitled Affordable Housing Monitoring Procedures Manual.
(Proposed for Continuance to April 16, 1992)
2. 89.469ED (MONTANA)
450 TENTH STREET, entire Assessor's Block 3524 bounded by Tenth, Eleventh, Harrison and Bryant Streets -- Request for Discretionary Review of Building Permit Application No. 9123732S to construct a Costco Wholesale store encompassing 122,000 square feet of retail space, about 670 off-street parking spaces, and 480 square feet of open space on a 225,500 square foot site in an S.L.I. district. Approximately 22,550 sq. ft. of land would be set aside for construction by a non-profit corporation for from 60 to 80 low-income affordable housing units.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Proposed for Continuance to April 2, 1992)

3. 91.366D (PAEZ)
349 - 27TH AVENUE, west side between California and Clement Streets - Lot 9 in Assessor's Block 1406 -- Request for Discretionary Review of Demolition Permit No. 9108472 to demolish a single family residence comprised of three Refugee Shacks in an RH-2 (House, Two Family) District acting on a recommendation of retention of the subject property by the Landmarks Preservation Advisory Board. The proposed plan for new construction is for a two unit building which required Tier 3 notification procedures.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of March 5, 1992)
(Proposed for Continuance to April 9, 1992)
4. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
(Continued from Regular Meeting of March 5, 1992)
(Proposed for Continuance to April 9, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

5. 91.077CV (LORD)
112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing

Item 91.077CV continued

dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).

NOTE: ON JANUARY 9, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONER SEWELL WAS ABSENT.

6. 91.337ECS (SHOTLAND)
1725 NEWHALL STREET, east side between Revere and Bayview Avenues, Lot 21D in Assessor's Block 5343 -- Consideration of Conditional Use Authorization for Subdivision of one lot into two lots resulting in one lot with a width less than the required 25 feet, a lot area of not less than 1,500 square feet, and the substandard lot would contain only a one-family dwelling in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
NOTE: ON MARCH 12, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 5-0.

F. REGULAR CALENDAR

7. 91.714C (BANALES)
455 CLEMENT STREET, southwest corner of 6th Avenue; Lot 38 in Assessor's Block 1437 -- Request for Conditional Use Authorization to add LIVE ENTERTAINMENT to an existing bar within the Inner Clement Neighborhood Commercial District. The proposal is to allow 2 or 3 piece small bands to provide live entertainment within the existing bar. No exterior alterations to the existing structure are proposed. (Continued from Regular Meeting of March 5, 1992)
8. 91.509C (LABRIE)
1613 AND 1615 SHAFTER AVENUE, Lots 1 and 1A respectively of Assessor's Block 5359. Request for Conditional Use Authorization to construct a parking lot, 7,500 square feet in area, for Double Rock Baptist Church, directly across the street from the subject lots. Construction of parking lot will require demolition of two deteriorated single-family homes. Parking lot will provide off-street parking for other institutions in neighborhood when not used by church. It will also be available for neighborhood recreational purposes when not used for off-street parking.
9. 90.085T (GREEN)
VAN NESS SPECIAL USE DISTRICT; Public Hearing to consider amendments to the Van Ness Permanent Controls, Section 243(c) of the Planning Code. The amendments involves a text change to correct an error which would permit awnings to be installed.
10. 92.098C (GREEN)
1475 POLK STREET, southwest corner of California Street; Lot 1 in

Item 92.098C continued

Assessor's Block 646 -- Request for Conditional Use Authorization to allow expansion of an existing FULL SERVICE RESTAURANT (as defined by Section 790.92 of the Planning Code) located with the Polk Street Neighborhood Commercial District. The proposal is to enlarge the existing restaurant by expanding into separate commercial floor area previously occupied by a retail book store. The restaurant will expand from approximately 336 square feet in size to approximately 2,195 square feet in size with seating for up to 49 persons.

11. 92.052C (GREEN)
306 PRECITA AVENUE, south side between Folsom Street and Treat Avenue; Lot 67 in Assessor's Block 5524 -- Request for Conditional use Authorization to establish a SMALL SELF-SERVICE RESTAURANT (as defined by Section 790.91 of the Planning Code) within an NC-1 Neighborhood Commercial Cluster District. The proposal involves installation of small self service cafe approximately 921 square feet in size on the ground floor of an existing two story building. The subject commercial space was previously occupied by a refrigerator repair shop.
- 12a. 91.733C (NISHIMURA)
1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Request for authorization of Conditional Use to allow (legalize) a third dwelling unit on a lot having 4,537 square feet of lot area in an RH-2 (Residential House, Two-Family) District.
- 12b. 91.733V (NISHIMURA)
1808 - 1810 BROADWAY, north side between Gough and Octavia Streets; Lot 6 in Assessor's Block 568 --- Rear yard and off-street parking variances consideration in connection with the requested legalization of the construction of a dwelling unit without a building permit in the required rear yard of the property, and without the required one off-street parking space.

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., WILL BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

13. 91.118D (BERKOWITZ)
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9019892 for the construction of a

Item 91.118D continued

single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

14. 91.479D (BERKOWITZ)

1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
 - b) Discretionary Review Hearing
- (Continued from Regular Meeting of January 9, 1992)

15. 92.084D (BERKOWITZ)

80 DIAMOND STREET, west side between Market and 18th Streets, Lot 14 in Assessor's Block 2649 - Request for Discretionary Review of Building Permit Application NO. 9201210 for the construction of a rear yard addition in an RH-3 (House, Three-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

16. 90.663D (BERKOWITZ)

2326 - 36TH AVENUE, east side between Santiago and Taraval Streets, Lot 40 in Assessor's Block 2364 - Request for Discretionary Review of Building Permit Application NO. 9004668 for the construction of a rear yard addition to a single family house in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

17. 92.102D (BERKOWITZ)

112 ALTA AND 339-341 FILBERT STREETS, between Kearny and Montgomery Streets, Lot 44 in Assessor's Block 105 - Request for Discretionary Review of Building Permit Application No. 9118238 for the construction of a three-story, three-unit residence in an RH-3 (House, Three-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

18. 91.562D (BERKOWITZ)

82-484 LIBERTY STREET, north side between Noe and Sanchez Streets, Lot 53A in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application NO. 9112733 for the construction of a horizontal addition to a single family house in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

19. 92.043D (BERKOWITZ)

566 RHODE ISLAND, west side between 18th and Mariposa Streets, Lot 4 in Assessor's Block 4009 - Request for Discretionary Review of

Item 92.043D continued

Building Permit Application No. 9122319S for the construction of a one-story rear yard addition to a single family house in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

20. 92.041D (BERKOWITZ)
3030 WASHINGTON STREET, north side between Baker and Broderick Streets, Lot 16 in Assessor's Block 981 - Request for Discretionary Review of Building Permit Application No. 9122321S for the construction of a single room rear-yard addition to a single family house in an RH-2 (House, Two-Family) district.
- a) Consideration of Discretionary Review
 - b) Discretionary Review Hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:665

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 26, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 24 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.659CV (L.SCOTT)
1150 CABRILLO STREET, northeast corner of Cabrillo Street and Funston Avenue, Lot 9A in Assessor's Block 1632 - Request for Conditional Use Authorization for expansion of an existing religious facility. Cumberland Presbyterian Church, to accommodate 125 persons in its sanctuary in an RH-1 (House, One-Family) District. This case also involves a Zoning Administrator's Hearing on a 6" encroachment of a stairway into the rear yard above the first level of occupancy. The additional width of the stairway is necessary to meet safety requirements of the Building Code.
(Proposed for Continuance to July 9, 1992)
2. 91.738D (COLEMAN)
1731 SILLIMAN STREET, southside, between Madison and Gambiar Streets, Lot 33 in Assessor's Block 5942 -- Request for Discretionary Review of Building Permit Application No. 9119607S to construct a single-family house after demolition of the existing single-family house currently located on the site in an RH-1 (House, One-Family)
(Proposed for Continuance to April 2, 1992)
3. 92.055C (PAEZ)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.
(Proposed for Continuance to April 16, 1992)

4. 91.704XVE (BADINER)
49 DRUMM STREET, west side of Drumm Street between Sacramento and California Streets, Lot 2 in Assessor's Block 235 -- Request for Section 309 Determination of Compliance and a Request for a Variance for the additon of two stories, containing approximately 3,200 square feet of office, to an existing two story office building for a total of 6,400 square feet of office space in a C-3-0 (Downtown Commercial, Office) District and a 300-S height and bulk district.

The project sponsor has requested a variance to comply with the Section 138 requiring 64 square feet of open space by making a payment to the Downtown Park Fund.

(Proposed for Continuance to April 2, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."
(Continued from Regular Meeting of January 30, 1992)

D. DIRECTOR'S REPORT

6. Tier III (COLEMAN)
3737 - 16TH STREET, near Castro Street, Lot 36 in Assessor's Block 2622---Informational presentation of Building Permit Application No. 9122500 to renovate existing storage and mechanical room area and to add an upper and lower floor. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

7. Tier III (COLEMAN)
2457 BAY STREET, south side between Baker and Lyon Streets; Lot 25
in Assessor's Block 925 -- Informational presentation of Building
Permit Application No. 9122581 for a two-story horizontal addition to
the rear of the building. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.
8. (CITY ATTORNEY)
Presentation by the City Attorney regarding State and local laws
governing public meetings (Brown Act) and conflict of interest.
9. (BLAZEJ)
Presentation by department staff on Planning Code provisions and
procedures concerning Conditional Use, Discretionary Review and
Zoning Code and Map changes and the Planning Commission's
responsibilities with respect to these actions.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

10. 92.098C (GREEN)
1475 POLK STREET, southwest corner of California Street; Lot 1 in
Assessor's Block 646 -- Request for Conditional Use Authorization to
allow expansion of an existing FULL SERVICE RESTAURANT (as defined by
Section 790.92 of the Planning Code) located with the Polk Street
Neighborhood Commercial District. The proposal is to enlarge the
existing restaurant by expanding into separate commercial floor area
previously occupied by a retail book store. The restaurant will
expand from approximately 336 square feet in size to approximately
2,195 square feet in size with seating for up to 49 persons.
NOTE: ON MARCH 19, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO
APPROVE WITH CONDITIONS BY A VOTE OF 7-0.

F. REGULAR CALENDAR

11. (BASH)
Consideration of Resolution to amend the City Planning Code and other
Appropriate Codes concerning charges for site permits, Master Plan
amendments, monitoring conditions of approval, zoning certifications,
certification of copies, research, document retrieval, technical
reports, information, analysis, report preparation and presentation,
project review services, preparation of listings of property owners
to receive public notices, subscriptions and requests to receive
notices, hazardous waste facility reviews, extension of surcharges
for computerization, and collection of fees that are in arrears.
12. (BASH)
Consideration of Resolution to amend the City Planning Code and other
Appropriate Codes to establish a Hazardous Waste Facility Fund for
deposit of fees charged to cover costs of review of hazardous waste
facility applications.

13. 91.077CV (LORD)
112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).
(Continued from regular meeting of March 19, 1992)
14. 91.763C (NIXON)
322 BAYVIEW CIRCLE, west side in Silverview Terrace, Lot 32 in Assessor's Block 5335A - Request for authorization of Conditional Use to modify a previously approved Planned Unit Development (Case Number 82.153CS). The proposal is to construct a 8.5 feet tall, 9.5 feet wide by 7 feet deep solarium addition at the rear of the two-story, single family on the 18 feet wide by 82 feet deep lot. The addition would extend 5.25 feet into the required 20.5 feet deep rear yard. The subject property is zoned as an RH-1 (Residential, House, One-Family) District with a 40X Height and Bulk District.
15. 90.388C (NISHIMURA)
7002 GEARY BOULEVARD, northwest corner of 34th Avenue; Lot 16 in Assessor's Block 1466 -- Request for authorization of Conditional use to allow (legalize) the retention of a second story general office use under Section 179(f) of the City Planning Code in an NC-1 (Neighborhood Commercial Cluster) District which former zoning district was an RC-1 (Residential-Commercial, Combined, Low Density) District before 1987. Section 179 of the Planning Code provide amnesty for uses which would have been permitted or conditional uses before April 12, 1987, but for which no required permit and/or authorization had been obtained. The second story currently is used as an office for a private non-profit mental health and community service agency which is defined as an Other Institution, Large in Planning Code Section 790.50)
16. 90.850C (GREEN)
2225 FILLMORE STREET, west side between Clay and Sacramento Streets; Lot 5 on Assessor's Block 630 -- Request for Conditional Use Authorization to demolish an existing two story building containing a second floor dwelling unit in the UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT. The project involves the demolition of the existing two story building which was formerly occupied on the ground floor by a bar, and legally contained a second floor dwelling unit. A one story commercial building approximately 3,150 square feet in size (including mezzanine) is proposed for construction if demolition is allowed.

6:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 91.241D (COLEMAN)
142 EDINBURGH STREET, between Avalon Street and Peru Avenue, Lot 11 in Assessor's Block 5956 -- Discretionary Review of Building Permit Application No. 9010515S -- to construct a two story single family dwelling, in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of March 5, 1992)
18. 91.521D (COLEMAN)
678 - 41ST AVENUE, eastside between Anza and Balboa Streets. Lot 30 in Assessor's Block 1583 --- Request for Discretionary Review of Building Permit Application No. 9107623 to add a story to an existing two story over garage structure in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
19. 91.561D (COLEMAN)
457 HARVARD STREET, eastside, between Burrows and Bacon Streets, Lot 8 in Assessor's Block 5996 -- Request for Discretionary Review of Building Permit Application No. 9111971 to legalize an existing addition to the rear of the structure consisting of two storage rooms in the basement and a living room on the first floor.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
20. 91.739D (COLEMAN)
1737 SILLIMAN STREET, southside, between Madison and Gambier Streets, Lot 33 in Assessor's Block 5942 -- Request for Discretionary Review of Building Permit Application No. 9119608S to construct a single-family house after demolition of the existing single-family house currently located on the site in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 26, 1992
ROOM 282, CITY HALL
1:30 P.M.

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

1:30 P.M.

EXECUTIVE SESSION:

Personnel Matters -- Consideration of appointing an Acting Director of
Planning

The Commission became aware of the need to take action on
the matter of appointing an Acting Director of Planning
after the Notice of Meeting and Calendar for the March 26,
1992 hearing had been printed and mailed.

LDA/108(8)

DOCUMENTS DEPT.

MAR 25 1992

SAN FRANCISCO
PUBLIC LIBRARY

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 2, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS UNIT
MAR 30 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.576C (L. SCOTT)
2 PLAZA AVENUE, between Laguna Honda and Magellan Avenue, Lot 1 in Assessor's Block 2841 -- Request for Conditional Use Approval to legalize the existing use of a community facility, the Arab Cultural Center, of 3400 square feet in an RH-01(D) (One Family Detached Dwelling) District.
(Continued from Regular Meeting of February 2, 1992)
(Proposed for Continuance to June 18, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. WORKSHOP AND BRIEFING (See Attached Schedule)

(STAFF)

3. (WYCKO/LORD)
Consideration of Resolution Authorizing the Director of Planning to enter into a Personal Services Contract with Metro Dynamics for up to \$10,000 to provide technical assistance in the methodology and analysis for the Citywide Travel Behavior Survey.

2:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION --PUBLIC HEARING CLOSED

4. 91.337ECS (SHOTLAND)
1725 NEWHALL STREET, east side between Revere and Bayview Avenues, Lot 21D in Assessor's Block 5343 -- Consideration of Conditional Use Authorization for Subdivision of one lot into two lots resulting in one lot with a width less than the required 25 feet, a lot area of not less than 1,500 square feet, and the substandard lot would contain only a one-family dwelling in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
NOTE: ON MARCH 12, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 5-0.
(Continued from regular meeting of March 19, 1992)
5. 92.052C (GREEN)
306 PRECITA AVENUE, south side between Folsom Street and Treat Avenue; Lot 67 in Assessor's Block 5524 -- Request for Conditional use Authorization to establish a SMALL SELF-SERVICE RESTAURANT (as defined by Section 790.91 of the Planning Code) within an NC-1 Neighborhood Commercial Cluster District. The proposal involves installation of small self service cafe approximately 921 square feet in size on the ground floor of an existing two story building. The subject commercial space was previously occupied by a refrigerator repair shop.
NOTE: ON MARCH 19, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.
6. 90.850C (GREEN)
2225 FILLMORE STREET, west side between Clay and Sacramento Streets; Lot 5 on Assessor's Block 630 -- Request for Conditional Use Authorization to demolish an existing two story building containing a second floor dwelling unit in the UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT. The project involves the demolition of the existing two story building which was formerly occupied on the ground floor by a bar, and legally contained a second floor dwelling unit. A one story commercial building approximately 3,150 square feet in size (including mezzanine) is proposed for construction if demolition is allowed.
NOTE: ON MARCH 26, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONERS SMITH AND BOLDRIDGE WERE ABSENT.
7. 90.388C (NISHIMURA)
7002 GEARY BOULEVARD, northwest corner of 34th Avenue; Lot 16 in Assessor's Block 1466 -- Request for authorization of Conditional use

Item 90.388C continued

to allow (legalize) the retention of a second story general office use under Section 179(f) of the City Planning Code in an NC-1 (Neighborhood Commercial Cluster) District which former zoning district was an RC-1 (Residential-Commercial, Combined, Low Density) District before 1987. Section 179 of the Planning Code provides amnesty for uses which would have been permitted or conditional uses before April 12, 1987, but for which no required permit and/or authorization had been obtained. The second story currently is used as an office for a private non-profit mental health and community service agency which is defined as an Other Institution, Large in Planning Code Section 790.50)

NOTE: ON MARCH 26, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONERS SMITH AND BOLDRIDGE WERE ABSENT.

F. CERTIFICATION OF FINAL EIR - PUBLIC HEARING CLOSED

8. 89.469E (ROGERS)

CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, Costco Retail Store, containing approximately 118,500 sq. ft. of retail space and about 720 off-street parking spaces in a three level structure and approximately 480 sq. ft. of open space. The 22,500 sq. ft. portion of the site set aside for from 60 to 80 units of low-income affordable housing would be located on the northern side of the site (along Harrison Street). The 225,500 sq. ft. site is located at 454-470 Tenth Street, Assessor's Block 3524, Lot 18, 24, 32, 63, 64. Project block is bounded by Harrison Street on the north, Tenth Street on the east, Bryant Street on the south, and Eleventh Street on the west. The project would replace paved surface parking lots; there are no buildings on the site.

NOTE: ON JANUARY 16, 1992, THE COMMISSION HELD A PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. AT THE CONCLUSION OF THAT HEARING, THE COMMISSION CLOSED THE PUBLIC HEARING, AND EXTENDED THE PERIOD FOR SUBMITTING WRITTEN COMMENTS TO 5:00 pm, JANUARY 23, 1992

G. REGULAR CALENDAR

9. 89.469ED (MONTANA)

450 TENTH STREET, entire Assessor's Block 3524 bounded by Tenth, Eleventh, Harrison and Bryant Streets -- Request for Discretionary Review of Building Permit Application No. 9123732S to construct a Costco Wholesale store encompassing 122,000 square feet of retail space, about 670 off-street parking spaces, and 480 square feet of open space on a 225,500 square foot site in an S.L.I. district. Approximately 22,550 sq. ft. of land would be set aside for construction by a non-profit corporation for from 60 to 80 low-income affordable housing units. Parking would be made available to nearby business operator's, employees and patrons after Costco hours of operation.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from regular meeting of March 19, 1992)

4:00 P.M.

10. 91.704XVE (BADINER)
49 DRUMM STREET, west side of Drumm Street between Sacramento and California Streets, Lot 2 in Assessor's Block 235 -- Request for Section 309 Determination of Compliance and a Request for a Variance for the addition of two stories, containing approximately 3,200 square feet of office, to an existing two story office building for a total of 6,400 square feet of office space in a C-3-0 (Downtown Commercial, Office) District and a 300-S height and bulk district.
- The project sponsor has requested a variance to comply with the Section 138 requiring 64 square feet of open space by making a payment to the Downtown Park Fund.
(Proposed for Continuance to April 2, 1992)
(Continued from Regular Meeting of March 26, 1992)
11. 91.512EC (GREEN)
5810 MISSION STREET, northwest corner of Lawrence Avenue; Lot 1 in Assessor's Block 7143 -- Request for Conditional Use Authorization to allow the subject property to be developed as a PLANNED UNIT DEVELOPMENT within an NC-2 (Small Scale) Neighborhood Commercial District. The project involves the demolition of an existing office building and accompanying off-street parking and the phased construction of a three-story-over-basement office building with parking, and a four-story apartment building also with parking. The total project site area is approximately 30,812 square feet. Phase I of construction will include construction of a three-story-over-basement office building approximately 14,000 square feet parking spaces and occupied by the Bay Area Painters and Tapers Trust Fund Offices on the Second and third floors size and containing 23 off-street. Phase II includes construction of a four-story building containing 27 residential apartment units with 27 off-street parking spaces. The project requires authorization for: (a) development on a lot area over 10,000 square feet in size, (b) non-residential tenant over 4,000 square feet in size, (c) institutional use on the third floor, and (d) rear yard modification.
12. 92.102D (PUBLIC HEARING CLOSED) (BERKOWITZ)
112 ALTA AND 339-341 FILBERT STREETS, between Kearny and Montgomery Streets, Lot 44 in Assessor's Block 105 - Request for Discretionary Review of Building Permit Application No. 9118238 for the construction of a three-story, three-unit residence in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
NOTE: ON MARCH 19, 1992, THE COMMISSION HEARD PUBLIC TESTIMONY AND CLOSED THE PUBLIC HEARING WITHOUT TAKING DISCRETIONARY REVIEW OR PASSING A MOTION OF INTENT. THE ITEM WAS CONTINUED TO APRIL 2, 1992.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415)

Note of Appeals continued

554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:667

MEMORANDUM

DATE: March 27, 1992

TO: City Planning Commission

FROM: Lu Blazej
Acting Director of Planning

SUBJECT: **Proposed Schedule for Briefing the Planning Commission**

RECOMMENDATION: That this schedule be sent out with the calendar for the Meeting of April 2, 1992. That the public be invited to comment on this schedule and the topics covered. That the Commission adopt the schedule on April 2, 1992 and that all future calendars carry this schedule until all listed items have been covered. Presentations will last approximately one hour.

BACKGROUND: It has been past practice whenever Planning Commissions changed to conduct a series of briefings or workshops with a twofold purpose. First, to adequately prepare the Planning Commission for their responsibilities, and second, to give citizens an opportunity to express their concerns, ideas and expectations related to the planning and permit process. With this background, you as Commissioners will be in a position to make the decisions required of you and give policy direction to the Department. If past experience is any indication, you will find your work demanding, but most rewarding. Please be assured that a highly professional, experienced and dedicated staff supports your work and is ready to assist you.

PROPOSAL: It is proposed that the briefing program for the Commission be divided into two parts. Part One would focus on basic aspects of the Commission's work and functions of the department. **The goal of Part One is to provide the Commission background information.**

Part Two would focus on specific areas of interest in more detail and direct attention to the policy implications of various activities. Part Two should have a structured format entailing the preparation of written staff background reports available to the Commission and public at least one week prior to the review of a specific item. Staff would make its report to the Commission and the public would be invited to comment. **The goal of Part Two is to provide the Commission with information and public views regarding policy concerns.** Part Two would form the basis for policy direction by the Commission. As the Commission gains experience, you may wish to modify this schedule.

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date:	Topic:
March 26, 1992	a. Presentation by City Attorney on laws governing conflict of interest and public meetings law (Brown Act). d. General Commission responsibilities and procedures related to Conditional Use, Discretionary Review, and other actions.
April 2, 1992	a. Presentation of Mayor's statement regarding the mission and priorities for planning. Note: Copies available at Zoning Counter b. Presentation outlining the departments priorities as currently defined. c. City Charter provisions regarding City Planning. d. California Environmental Quality Act (CEQA), the law, procedures and Commission responsibilities. c. Overview presentation of the Department's Work Program, Budget and Current Organization.
April 9, 1992	a. How to use the City Planning Code. b. Background, rules and schedule for the "Annual Office Limitation Program."
April 16, 1992	a. Mission Bay Plan Overview.
April 23, 1992	a. Overview presentation of Comprehensive Planning Activities currently under way. Note: This will be divided into two sessions, the second on May 7, 1992. b. Computerization of Department activities and services.
April 30, 1992	a. Status report on Residential Conservation Zoning Controls. b. Status report on Inclusionary Affordable Housing Policy.
May 7, 1992	a. Overview presentation of Comprehensive

Planning Activities. (Continued from 4/23/92)

b. Historic preservation and activities of the
Landmarks Preservation Advisory Board.

**PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION
ENCOURAGED ***

Date:	Topic:
May 14, 1992	Permit Processing and Code Simplification.
May 21, 1992	Environmental Review (CEQA), Process and Procedures.
May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

brief01.

255
#14

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

9/92

~~DRAFT SUMMARY~~
~~NOTICE OF MEETING AND CALENDAR~~
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 9, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

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ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg, Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:45 P.M.
12:30 P.M.

1. (TAPE 1A: 0045-3182) (TAPE 1B: 0000-3182) (TAPE 2A: 0000-1195) (STAFF)
WORKSHOP AND BRIEFING (See Attached Schedule)

2:30 P.M.

A. ITEMS TO BE CONTINUED (2A: 01200-1715)

ITEMS
2 & 3
CONTINUED
AS
SHOWN
(7-0)

2. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Request for Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
a) Discretionary Review Hearing
(Continued from Regular Meeting of March 19, 1992)
(Proposed for Continuance to April 23, 1992)
3. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets, Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
(Continued from Regular Meeting of January 30, 1992)
(Proposed for Continuance to April 30, 1992)

B. PUBLIC COMMENT (TAPE II A: #1720-2420)

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes. *VARIOUS SPEAKERS*

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. (TAPE II A: #2425-3163) (TAPE II B: #0000-0208) (AVERY)

*AFTER PUBLIC
TESTIMONY THE
COMMISSION
DIRECTED THE
COMMISSION
SECRETARY TO
LEAVE THE
ORDER OF
BUSINESS
AS IT CURRENTLY
IS.*

CURRENT:

1. Roll Call
2. Items to be Continued
3. Public Comment
4. Commissioner's Q's & Matters
5. Director's Report
6. Consideration of Main Agenda
7. Adjournment

PROPOSED:

1. Roll Call
2. Items to be Continued
3. Director's Report
4. Commissioner's Q's & Matters
5. Public Comment
6. Consideration of Main Agenda
7. Adjournment

After further review by the Commission Secretary, it has been determined that the proposed procedure is consistent with current adopted Rules & Regulations.

D. DIRECTOR'S REPORT

*PRESENTATION
COMPLETE. NO
ACTION REQUIRED.* 5. 90.033EC (TAPE II B: #0210-0920) (MILLER)
2222 BROADWAY, northwest corner at Fillmore Street, Convent of the Sacred Heart - Presentation of final building materials (as per Commission request) for a new gymnasium building approved by Motion No. 12088 on December 13, 1990.

*NO
OPPOSITION.
NO D.R.
(7-0)* 6. TIER III (TAPE II B: #1663-1784) (COLEMAN)
1958 - 32ND AVENUE, east side between Ortega and Pacheco Streets, Lot 38 in Assessor's Block 2103 -- Informational presentation of Building Permit Application No. 9200201 to construct an extension to the rear of the building. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

*FOR ITEMS 7.
6 & 7* 7. TIER III (TAPE II B: #1663-1784) (COLEMAN)
154 BRUSSELS STREET, west side between Silliman and Felton Streets. Lot 8 in Assessor's Block 5927 -- Informational presentation of

Item 7 continued

Building Permit Application No. 9117044 to construct an extension to the rear of the building. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

MEETING 8:00
CONTINUED
TO 6-11-92
(7-0)

(TAPE IIB: #1785-2430) (PASSMORE)
CONSIDERATION OF RETRACTION ON MODIFICATION OF RESOLUTION No. 12044, which resolution established the Planning Commission's intent to consider exercise of its discretionary review powers over individual projects in residentially (R) zoned districts under a 40 foot height limit that exceed certain limitations contained in the former Neighborhood Conservation Interim Controls.

E. REGULAR CALENDAR

APPROVED 9. 92.079T (TAPE IIB: #2437-2561) (HART)
(7-0)
RESOLUTION #:
13332
GASOLINE SERVICE STATION located citywide. Board of Supervisors Text Amendment of City Planning Code Sections 228.3 and 228.4 to correct typographical errors in the description of criteria to be applied by the City Planning Commission in considering Gasoline Service Station conversions, and in specifying the type of application needed to authorize such a change of use.

APPROVED 10. 90.811EKCRCVSC (TAPE IIB: #2564-3163) (TAPE IIIA: #100-0949) (MCDONALD)
w/ CONDITIONS
AS MODIFIED
(7-0)
MOTION #:
13333
201 TURK STREET, southwest corner of Turk and Jones Streets, Lot 1 and 8 in Assessor's Block 344. A request for Conditional Use Authorization to amend conditions of a previous Conditional Use Authorization as set forth in City Planning Commission Motion No. 13169 for a Planned Unit Development in the North of Market Residential Special Use District (NOMRSUD). The previous authorization (Motion No. 13169) was to allow construction of a Planned Unit Development containing as many as 175-units of 100 percent affordable housing in a building exceeding 40 feet in height in a residential district and asking exceptions for street wall setbacks, exceeding the base height limit of 80 feet, and building bulk on lots containing a combined area of 37,813 square feet in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-120-T height and bulk designation. The proposal now is to amend conditions which require the authorized dwelling units to remain low-income rental units for the entire life of the project.

APPROVED 11. 90.758ECC (TAPE IIIA: #1200-1940) (GREEN)
w/ CONDITIONS
AS MODIFIED
(7-0)
MOTION #:
13334
464-480 VALENCIA STREET, west side between 16th and 15th Streets; Lots 62 and 63 (formerly Lots 6, 7, 8 and 10) in Assessor's Block 3555 -- Request for Conditional Use Authorization to amend conditions of a previous Conditional Use Authorization as set forth in City Planning Commission Motion No. 13193 for construction of a Planned Unit Development within the Valencia Street Neighborhood Commercial District. The previous authorization (Motion No. 13193) was to allow construction of a Planned Unit Development containing up to 59 dwelling units on a site approximately 58,722 square feet in size. The proposal now is to amend conditions which require the authorized dwelling units to remain low-income rental units for the entire life of the project.

- APPROVED 12. 90.308EC (TAPE IIA: #1950-3115) (GREEN)
 w/CONDITIONS 2251 ALEMANY BOULEVARD, an irregularly shape site bounded by Alemany
 AS MODIFIED Boulevard, Geneva Avenue, Mission Street and Niagara Avenue; Lots 5,
 (6-0) 21 and 34 in Assessor's Block 7030 -- Request for Conditional Use
 AUTHORIZATION to allow development of a Planned Unit Development
 (PUD) within an NC-3 (Moderate Scale) Neighborhood Commercial
 District. The proposal is to develop the subject site approximately
 77,000 square feet in size as a PUD containing a total of 42 dwelling
 units (32 single family units and 5 two family units). Included in
 the proposal is a request to subdivide the project site into a total
 of 37 separate lots most of which are to be accessible by private
 interior streets. The proposed PUD also includes a request for
 exceptions to minimum lot size and minimum rear yard requirements.
 The project complies with off-street parking requirements and an
 Environmental Review of the PUD has been completed.
- ABSENT: KARASICK
 MOTION #: 13335
13. 90.851C (TAPE IIB: #0100-3168) (TAPE IIA: #0000-1251) (NIXON)
 4126 - 17TH STREET, northside between Castro and Douglass Streets,
 Lot 28 in Assessor's Block 2623 - Request for Authorization of
 Conditional Use to construct five dwelling units on a lot containing
 5,500 square feet of area as allowed in Section 209.1 (h). The
 proposal is to demolish the existing single family structure and
 construct five dwellings units. The new building would have a three
 story over garage two unit portion near the front of the lot
 separated by an approximately 17-foot deep courtyard from the four
 story above grade three unit rear section. The subject property is
 zoned RH-3 (Residential, House, Three-Family) District with a 40-X
 Height and Bulk District.
 (Continued from Regular Meeting of March 12, 1992)

6:20-5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL
 CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES
 GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN
 EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT
 HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED
 TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M.,
 COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

14. 91.366D (TAPE IIA: #1290-3012) (PAEZ)
 349 - 27TH AVENUE, west side between California and Clement Streets -
 Lot 9 in Assessor's Block 1406 -- Request for Discretionary Review of
 Demolition Permit No. 9108472 to demolish a single family residence
 comprised of three Refugee Shacks in an RH-2 (House, Two Family)
 District acting on a recommendation of retention of the subject
 property by the Landmarks Preservation Advisory Board. The proposed
 plan for new construction is for a two unit building which required
 Tier 3 notification procedures.
 a) Consideration of Discretionary Review
 b) Discretionary Review Hearing
 (Continued from Regular Meeting of March 5, 1992)
- NO D.R.
 (6-0)
 ABSENT: KARASICK

APRIL 9, 1992

15. 91.496D** (TAPE III A: #0950 - 1129) (COLEMAN)

3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

16. 91.522D** (COLEMAN)

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

****THESE ITEMS WILL BE CALLED AND HEARD TOGETHER AS ONE CASE**

17. 92.074D (COLEMAN)

2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

18. 92.114D (COLEMAN)

31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 911798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.

- a) Consideration of Discretionary Review
b) Discretionary Review hearing

Adjournment — 8:25 p.m.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission will initiate the use of 'speaker cards.' Members of the public who wish to address the commission on a particular item will need to submit completed cards to the Commission Secretary prior to the call of their item at a scheduled hearing. The public can pick up 'speaker cards' from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600, starting Monday, April 13, 1992. For further information, please call the Commission Secretary at 558-6414.

CPC:671

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date:

Topic:

March 26, 1992

a. Presentation by City Attorney on laws governing conflict of interest and public meetings law (Brown Act).

d. General Commission responsibilities and procedures related to Conditional Use, Discretionary Review, and other actions.

April 2, 1992

a. California Environmental Quality Act (CEQA), the law, procedures and Commission responsibilities.

April 9, 1992

a. Presentation of Mayor's statement regarding the mission and priorities for planning. (BLAZET)
Note: Copies available at Zoning Counter

*BRIEFINGS COMPLETED
NO ACTION REQUIRED
BY THE COMMISSION*

b. Presentation outlining the departments priorities as currently defined. (BLAZET)

c. Overview presentation of the Department's Work Program, Budget and Current Organization. (EDLIN)

d. How to use the City Planning Code. (HERTON/GALLAGHER)

e. Review of Planning Code Section 101.1 Proposition "M". (CITY ATTORNEY, MISSNER/BLAZET)

f. Background, rules and schedule for the "Annual Office Limitation Program." (RADINER/BLAZET)

April 16, 1992

a. PRESIDIO OVERVIEW
b. Mission Bay Plan Overview.

April 23, 1992

a. Overview presentation of Comprehensive Planning Activities currently under way.

Note: This will be divided into two sessions, the second on May 7, 1992.

b. Computerization of Department activities and services.

April 30, 1992

a. Status report on Residential Conservation Zoning Controls.

b. Status report on Inclusionary Affordable Housing Policy.

May 7, 1992

a. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92)

b. Historic preservation and activities of the Landmarks Preservation Advisory Board.

**PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION
ENCOURAGED ***

Date: Topic:

May 14, 1992 Permit Processing and Code Simplification.

May 21, 1992 Environmental Review (CEQA), Process and
Procedures. ~~PROCESSES~~

May 28, 1992 Residential Conservation Zoning Controls. ~~3~~

June 4, 1992 Priorities and Need for Comprehensive Planning for
Target Areas

June 11, 1992 Discretionary Review Policy and Guidelines. ~~3~~

June 18, 1992 Mission and Priorities for Planning and Permit
Processing in San Francisco.

June 25, 1992 Departmental Organization and Goals in Support of
Priorities for Planning and Permit Processing ~~3~~

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

brief01.

ADDENDUM
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
April 9, 1992
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

D. DIRECTOR'S REPORT

- 5a. (WYCKO)
Consideration of Resolution Authorizing the Acting Director of Planning to enter into a contract with Nelson/Nygaard for the administration of the Citywide Transportation Survey at a cost not to exceed \$120,000.

CPC:676

DOCUMENTS DEPT.

APR 9 1992
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City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

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(415) 558-6414
CITY PLANNING COMMISSION
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SAN FRANCISCO
CITY PLANNING COMMISSION
NOTICE OF HEARING

Notice is hereby given to the general public that an application involving the property described below has been filed with the Department of City Planning for review as set forth in the Planning Code. The City Planning Commission will hold a **PUBLIC HEARING** on this item and on other matters on **Thursday, April 23, 1992, beginning at 1:30 p.m. or later (call the Commission Secretary at 558-6414, Monday, April 20, 1992, or thereafter for a more specific time), in Room 282, City Hall.**

90.808D: SAN FRANCISCO MAIN LIBRARY, the entire city block bounded by Larkin, Fulton, Hyde and Grove Streets; Lot 1 in Assessor's Block 354 in a P (Public) Zoning District.

The proposal is to construct a New Main Library six stories with basement, 80 feet tall containing approximately 400,000 square feet of floor area.

Request for Discretionary Review of Building Permit No. 9122132S for conformity with the Master Plan in compliance with Section 234.1.

90.808R: PIONEER MONUMENT PLACEMENT IN FULTON STREET RIGHT OF WAY, Fulton Street between Hyde and Larkin Streets.

Consideration of a Master Plan Referral for the location of the Pioneer Monument in the Fulton Street right of way.

For further information, call Larry Badiner at (415) 558-6350 and ask about the Case Number listed above.

Robert W. Passmore
Assistant Director of
Planning-Implementation
(Zoning Administrator)
Department of City Planning
450 McAllister Street, 5th Floor
San Francisco, CA 94102

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 23, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS UNIT

APR 20 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

1.

(STAFF)

WORKSHOP/BRIEFING (Complete Schedule Attached)

- a. Overview presentation of Comprehensive Planning Activities currently under way. NOTE: This will be divided into two sessions, the second on May 7, 1992.
- b. Computerization of Department activities and services.
- c. Overview of Planning Code Simplification Project. (Recode Project)

2:00 P.M.

A. ITEMS TO BE CONTINUED

2. 91.398EKA

(MARSH)

940 BATTERY STREET, east side between Green and Vallejo Streets, Lot 4A in Assessor's Block 136 - Acting on a recommendation of the Landmarks Preservation Advisory Board to authorize a Certificate of Appropriateness for exterior alterations to a compatible building within the Northeast Waterfront Historic District. The proposed project would create up to twelve live/work units in an existing three-story (over basement) warehouse building and would result in exterior alterations that include a new penthouse. The subject property is located within a C-2 (Community Business District) and a 65-X Height and Bulk District.
(Proposed for Continuance to April 30, 1992)

3. 88.101E and 88.102E. (MARSH)
Initiation of a new Article 10 of the City Planning Code and amendments to City Planning Code Sections 209.9(e) and 303 and a new Preservation Element of the Master Plan of the City and County of San Francisco.

Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.
(Proposed for Continuance to April 30, 1992)

4. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to April 30, 1992)
(*ITEMS WILL BE CONSIDERED TOGETHER)
5. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to April 30, 1992)
(*ITEMS WILL BE CONSIDERED TOGETHER)
6. 92.074D (COLEMAN)
2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request For Discretionary Review of Building Permit Application No. 911499S to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to April 30, 1992)
7. 92.114D (COLEMAN)
31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to April 30, 1992)

8. 87.081CPCPCPS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years August 15, 1999 if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994. An informational presentation of building and landscaping plans will also be presented to the Commission at this time.
(Proposed for Continuance to April 30, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, The President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

9. Briefing on Mayor's Fiscal Advisory Committee Report for the Department of City Planning. (BLAZEJ)
10. TIER III (BERKOWITZ)
130 LEE AVENUE, east side between Holloway Avenue and Grafton Avenue, Lot 28 in Assessor's Block 6979 - Informational presentation of Building Permit Application No. 9120354 for the construction of a rear yard deck on a single family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

E. REGULAR CALENDAR

11. 87.268D (BADINER)
411 DE HARO STREET, between 17th and Mariposa Streets, Lot 4 and 6 in Assessor's Block 3980. Request for modification to Motion No. 12071 approving the project to extend the time required to obtain a site permit. The approved Project contains showrooms, office retail and restaurant use.
(Continued from Regular Meeting of April 16, 1992)
12. 90.808D* (BADINER)
SAN FRANCISCO MAIN LIBRARY, the entire city block bounded by Larkin, Fulton, Hyde and Grove Streets; Lot 1 in Assessor's Block 354 in P (Public) Zoning District. The proposal is to construct a New Main Library six stories with basement, 80 feet tall containing approximately 400,000 square feet of floor area. This is a request for Discretionary Review of Building Permit No. 9122132S for conformity with the Master Plan in compliance with Section 234.1.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

13. 90.808R* (BADINER)
PIONEER MONUMENT PLACEMENT IN FULTON STREET RIGHT OF WAY, Fulton Street between Hyde and Larkin Streets, Consideration of a Master Plan Referral for the location of the Pioneer

*(ITEMS WILL BE CONSIDERED TOGETHER)

*NOTE: FOR ITEMS 12 & 13: PRESENTATION BY PROJECT ARCHITECT ONLY.

ACTION BY THE COMMISSION IS NOT ANTICIPATED AT THIS HEARING. THE COMMISSION HAS INDICATED ITS DESIRE TO CONTINUE THESE ITEMS TO A LATER DATE.

4:00 P.M.

14. 90.546Z (BADINER)
109 BERRY STREET, Block bounded by Berry, Third, Fourth Streets and China Basin Channel, Lots 5 and 6 in Assessor's Block 3803 -- Request for Reclassification of the block from a 40-X Height and Bulk District to a 60-X Height and Bulk District.
15. 91.650C (BERGDOLL)
520 HAIGHT STREET, north side between Fillmore and Steiner Streets; Lot 4 in Assessor's Block 848 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the Planning Code on the ground floor of an existing three story mixed use building within an NC-2 (Small Scale) Neighborhood Commercial District. The proposal is to install a specialty sandwich shop with seating for up to 49 persons, in approximately 1,900 square feet of floor area.
(Proposed for Continuance to April 23, 1992)
(Continued from Regular Meeting of February 20, 1992)

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

16. 92.139D (PASSMORE/FUNG)
1978 - 34TH AVENUE, east side between Pacheco and Ortega Streets, Lot 33 in Assessor's Block 2101 -- Request for Discretionary Review of Building Permit Application No. 9200599 to construct a two-story horizontal (rear) addition to the existing single-family dwelling in an RH-1 (House, One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
17. 91.118D (BERKOWITZ)
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Discretionary Review of Building Permit Application No. 9019892 for the construction of a single family house in an Rh-1 (D) (House, One-Family, Detached Dwellings) district.
(Continued from Regular Meeting of April 16, 1992)
18. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 9, 1992)
19. 90.663D (BERKOWITZ)
2326 - 36TH AVENUE, east side between Santiago and Taraval Streets, Lot 40 in Assessor's Block 2364 - Discretionary Review of Building Permit Application NO. 9004668 for the construction of a rear yard addition to a single family house in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 19, 1992)
20. 91.562D (BERKOWITZ)
482-484 LIBERTY STREET, north side between Noe and Sanchez Streets, Lot 53A in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application NO. 9112733 for the construction of a horizontal addition to a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of March 19, 1992)

21. 91.755D (BERKOWITZ)
1715 - 33RD AVENUE, west side between Moraga and Noriega Streets, Lot 4 in Assessor's Block 2016 - Request for Discretionary Review of Building Permit Application No. 9017172 for the construction of a two-story rear yard addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
22. 92.042D (BERKOWITZ)
727 GOETTINGEN STREET, north side between Dwight and Olmstead Streets, Lot 14C in Assessor's Block 6124 - Request for Discretionary Review of Building Permit Application No. 9118988 for the addition of a one story horizontal extension to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
23. 91.160D (BERKOWITZ)
415 - 44TH AVENUE, west side between Point Lobos and Clement Street, Lot 4 in Assessor's Block 1476 - Discretionary Review of Building Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission initiated the use of 'speaker cards.' Use of these cards is not a mandatory requirement for those wishing to address the Commission. The cards will be available at all hearings. They can also be obtained in advance from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600. For further information on the use of these cards, please call the Commission Secretary at 558-6414.

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date:	Topic:
March 26, 1992	a. Presentation by City Attorney on laws governing conflict of interest and public meetings law (Brown Act). d. General Commission responsibilities and procedures related to Conditional Use, Discretionary Review, and other actions.
April 2, 1992	a. California Environmental Quality Act (CEQA), the law, procedures and Commission responsibilities.
April 9, 1992	a. Presentation of Mayor's statement regarding the mission and priorities for planning. Note: Copies available at Zoning Counter b. Presentation outlining the departments priorities as currently defined. c. Overview presentation of the Department's Work Program, Budget and Current Organization. d. How to use the City Planning Code. e. Review of Planning Code Section 101.1 Proposition "M". f. Background, rules and schedule for the "Annual Office Limitation Program."
April 16, 1992	a. Presidio Planning Overview. b. Mission Bay Plan Overview.
April 23, 1992	a. Overview presentation of Comprehensive Planning Activities currently under way. Note: This will be divided into two sessions, the second on May 7, 1992. b. Computerization of Department activities and services. c. Overview of Planning Code Simplification Project. (RECODE Project)

- | | |
|----------------|--|
| April 30, 1992 | <ul style="list-style-type: none"> a. Status report on Residential Conservation Zoning Controls. b. Status report on Inclusionary Affordable Housing Policy. |
| May 7, 1992 | <ul style="list-style-type: none"> a. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92) b. Historic preservation and activities of the Landmarks Preservation Advisory Board. |

PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED *

Date:	Topic:
May 14, 1992	Permit Processing and Code Simplification.
May 21, 1992	Environmental Review (CEQA), Process and Procedures.
May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

brief01.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 30, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

1. (STAFF)
WORKSHOP/BRIEFING (Complete Schedule Attached)
 - a. Status report on Residential Conservation Zoning Controls.
 - b. Status report on Inclusionary Affordable Housing Policy.

2:00 P.M.

A. ITEMS TO BE CONTINUED

2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)
Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four proposed ordinances.
(Continued from Regular Meeting of March 12, 1992)
(Proposed for Continuance to May 28, 1992)
3. 91.215ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.
(Continued from Regular Meeting of March 12, 1992)
(Proposed for Continuance to May 28, 1992)

DEPOSITORY ITEM
CITY PLANNING DEPT.

APR 28 1992

PUBLIC LIBRARY

4. 91.328ET (HORTON)
RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.
(Continued from Regular Meeting of March 12, 1992)
(Proposed for Continuance to May 28, 1992)
5. 90.539Z (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 B.
(Continued from Regular Meeting of March 12, 1992)
(Proposed for Continuance to May 28, 1992)
6. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
(Continued from Regular Meeting of March 19, 1992)
(Proposed for Continuance to May 28, 1992)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

7. (SHOTLAND)
Briefing on procedures for proposed Joint Hearing with the San Francisco Recreation Park Commission regarding the Open Space Program on May 7, 1992.
8. 89.589BXA (BADINER)
300 HOWARD STREET, northwest corner of Howard and Beale Streets, northwest corner of Howard and Beale Streets with frontage on Fremont Street, Lots 5, 6, 7, 8 and 9 in Assessor's Block 3719 -

Item 89.589BXA continued

Informational presentation of minor project modifications as required by City Planning Commission Motion 13217. The project was authorized by Motion No. 13216, 13217 and 13218 and contains 382,582 gross square feet of office space.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

9. 91.512EC (GREEN)
5810 MISSION STREET, northwest corner of Lawrence Avenue; Lot 1 in Assessor's Block 7143 -- Request for Conditional Use Authorization to allow the subject property to be developed as a PLANNED UNIT DEVELOPMENT within an NC-2 (Small Scale) Neighborhood Commercial District. The project involves the demolition of an existing office building and accompanying off-street parking and the phased construction of a three-story-over-basement office building with parking, and a four-story apartment building also with parking. The total project site area is approximately 30,812 square feet. Phase I of construction will include construction of the three-story-over-basement office building and containing 23 off-street parking spaces. Phase II includes construction of the four-story building containing 27 residential apartment units with 27 off-street parking spaces. The project requires authorization for: (a) development on a lot area over 10,000 square feet in size, (b) non-residential tenant over 4,000 square feet in size, (c) institutional use on the third floor, and (d) rear yard modification. NOTE: ON APRIL 2, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH ABSENT.

10. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 23, 1992)
NOTE: ON APRIL 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE THE PERMIT APPLICATION BY A VOTE OF 5-2. DISSENTING WERE COMMISSIONERS BOLDRIDGE AND KARASICK.

3:00 P.M.

F. REGULAR CALENDAR

- 11a. 92.223R (GHOSH)
Consideration of a Finding of Conformity for an amendment to the Rincon Point - South Beach Redevelopment Plan with the Northeast Waterfront Plan, an Area Plan of the Master Plan of the City and County of San Francisco, and a determination to recommend to the Board of Supervisors that they adopt the proposed plan amendment.
- 11b. 92.223 (GHOSH)
Consideration of Adoption of amendments to the Design for Development, Rincon Point - South Beach Redevelopment Project Area.

12. 87.081CPCPCPCPS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years August 15, 1999 if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994. An informational presentation of building and landscaping plans will also be presented to the Commission at this time.
(Continued from Regular Meeting of April 23, 1992)
13. 91.077CV (LORD)
112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).
(Continued from regular meeting of March 26, 1992)
14. 90.544CK (MONTANA)
101 VALENCIA STREET, southeast corner at McCoppin Street; Lot 79 of Assessor's Block 3513 and 95 McCoppin Street, northside between Valencia and Stevenson Streets; Lot 31 and 32 of Assessor's Block 3504 -- Request for Conditional Use Authorization to construct a Planned Unit Development of as many as 121 affordable ownership dwelling units, 4,800 gross square feet of retail space, 1,730 gross square feet of child care center space and up to 132 off-street parking spaces on two separate sites containing a total of three lots in CM (Heavy Commercial) and RM-1 (Low Density, Mixed Residential) Districts and 105-E Height and Bulk District. The authorization would allow residential use in a CM District and modification of rear yard and unit exposure requirements pursuant to Sections 135 and 140 of the City Planning Code by allowing an interior courtyard to satisfy these requirements. One existing four story, 75-foot tall brick building would be retained and converted to parking, retail and residential use. New construction would not exceed 50 feet in height.
15. 91.498C (PAEZ)
HOLY FAMILY DAY HOME, 299 DOLORES STREET, eastside between 15th and 16th Streets, Lot 25 in Assessor's Block 3556 -- Request for authorization of conditional use for a Planned Unit Development to permit the rehabilitation and expansion of an existing day care center by 50 children to accommodate up to 200 children, the

Item 91.498C continued

construction of a three-story rear addition of approximately 4717 square feet, the first and second floors of which will be used as multi-purpose rooms and to establish an eleven bedroom group housing facility on the third floor of the existing building, and asking for exceptions from usable open space, building within the rear yard area and off-street parking requirements, as well as minor deviations from the provisions of the City Planning Code with respect to measurement of height, in an RM-1 (Residential, Mixed, Low Density) District and in a 40-X Height and Bulk District.

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

16. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 23, 1992)
17. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 23, 1992)
(*ITEMS WILL BE CONSIDERED TOGETHER)
18. 92.074D (COLEMAN)
2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 23, 1992)

19. 92.114D (COLEMAN)
31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 23, 1992)
20. 92.091D (COLEMAN)
2309-2311 LAKE STREET, southside, between 24th and 25th Avenues, lot 22 in Assessor's Block 1384 -- Request for Discretionary Review of building permit application No. 9113388S to add a vertical addition consisting of one-story to a two-story over garage building in an RM-1 (Mixed, Low density) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.
21. 91.748D (COLEMAN)
2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot 30 in Assessor's Block 2478 -- Request for Discretionary Review of building permit application No. 9120137S to add a story to a one-story over garage single-family dwelling in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

At its regularly scheduled meeting of April 16, 1992, the Commission initiated the use of 'speaker cards.' Use of these cards is not a mandatory requirement for those wishing to address the Commission. The cards will be available at all hearings. They can also be obtained in advance from 6th Floor Reception, Department of City Planning, 450 McAllister, Room 600. For further information on the use of these cards, please call the Commission Secretary at 558-6414.

NOTICE

The following guides are now available at the Zoning Information Counter (Room 502, 450 McAllister Street, open from 10 a.m. to 12 noon and 1 p.m. to 5 p.m. weekdays):

"How to Use the City Planning Code: ZONING QUESTIONS ABOUT PROPERTIES IN RESIDENTIAL (R) ZONING DISTRICTS";

"Guide to Permit Application and Review Procedures in Residential Districts";

"How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and

"Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date:	Topic:
March 26, 1992	a. Presentation by City Attorney on laws governing conflict of interest and public meetings law (Brown Act). d. General Commission responsibilities and procedures related to Conditional Use, Discretionary Review, and other actions.
April 2, 1992	a. California Environmental Quality Act (CEQA), the law, procedures and Commission responsibilities.
April 9, 1992	a. Presentation of Mayor's statement regarding the mission and priorities for planning. Note: Copies available at Zoning Counter b. Presentation outlining the departments priorities as currently defined. c. Overview presentation of the Department's Work Program, Budget and Current Organization. d. How to use the City Planning Code. e. Review of Planning Code Section 101.1 Proposition "M". f. Background, rules and schedule for the "Annual Office Limitation Program."
April 16, 1992	a. Presidio Planning Overview. b. Mission Bay Plan Overview.
April 23, 1992	a. Overview presentation of Comprehensive Planning Activities currently under way. Note: This will be divided into two sessions, the second on May 7, 1992. b. Computerization of Department activities and services. c. Overview of Planning Code Simplification Project. (RECODE Project)

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 7, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

MAY 7 1992

SAN FRANCISCO

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

NOTE: See Expanded Schedule for Residential Conservation Zoning Controls Attached.

12:30 P.M.

1. (STAFF)

WORKSHOP/BRIEFING (Note: Revised Schedule Attached)

- a. Overview presentation of Comprehensive Planning Activities.
(Continued from 4/23/92). (45 min.)
- b. Historic preservation and activities of the Landmarks
Preservation Advisory Board. (45 min.)
- c. Status report on Inclusionary Affordable Housing Policy. (15
min)

2:30 P.M.

A. JOINT HEARING WITH THE RECREATION AND PARKS COMMISSION

2. 92.110R (SHOTLAND)

The City Planning Commission and the Recreation and Park Commission will hold a special JOINT PUBLIC HEARING on the 1992-93 San Francisco Park and Open Space Program, and the Open Space Program Five Year Plan.

At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for fiscal year 1992-93, and recommending adoption of the Five Year Plan.

3:30 P.M.B. ITEMS TO BE CONTINUED

3. 91.632E (BILLOVITS)
150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct adjacent two- and three- unit buildings containing a total of five condominium units and eight off-street parking spaces on a vacant hillside site. Conditional Use Authorization would be required to construct the tri-plex structure on two combined lots.
(Proposed for Continuance to May 21, 1992)
4. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing.
(Continued from Regular Meeting of March 5, 1992)
(Proposed for Continuance to June 11, 1992)
5. 92.148C (BANALES)
1801-05 HAIGHT STREET, southwest corner of Haight and Shrader Streets; Lot 23 in Assessor's Block 1249 -- Request for Conditional Use Authorization to relocate 2 existing restaurants in the same building within the Haight Street Neighborhood Commercial District per Sections 186.1(b) and 186.2(b) of the Planning Code. The proposal is to move the existing self service restaurant located at 1803 Haight Street to 1805 Haight Street, resulting in an occupancy of 820 square feet as opposed to the previous 770 square feet operation, and to move the existing full service restaurant located at 1805 Haight Street to the spaces occupied by 1801-03 Haight Street, resulting in an occupancy of 2,270 square feet as opposed to the previous 820 square feet operation. The proposal also includes an addition of a 350 square feet office mezzanine area. The total combined floor area of the two restaurants in 3,000 square feet. No other exterior alterations are proposed.
(Proposed for Continuance to May 21, 1992)

C. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

D. COMMISSIONERS' QUESTIONS AND MATTERSE. DIRECTOR'S REPORTF. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

6. 91.512EC (GREEN)
5810 MISSION STREET, northwest corner of Lawrence Avenue; Lot 1 in Assessor's Block 7143 -- Request for Conditional Use Authorization to allow the subject property to be developed as a PLANNED UNIT DEVELOPMENT within an NC-2 (Small Scale) Neighborhood Commercial District. The project involves the demolition of an existing office building and accompanying off-street parking and the phased construction of a three-story-over-basement office building with parking, and a four-story apartment building also with parking. The total project site area is approximately 30,812 square feet. Phase I of construction will include construction of the three-story-over-basement office building and containing 23 off-street parking spaces. Phase II includes construction of the four-story building containing 27 residential apartment units with 27 off-street parking spaces. The project requires authorization for: (a) development on a lot area over 10,000 square feet in size, (b) non-residential tenant over 4,000 square feet in size, (c) institutional use on the third floor, and (d) rear yard modification. NOTE: ON APRIL 2, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH ABSENT.
7. 91.479D (BERKOWITZ)
1 GRAYSTONE TERRACE, east side between Twin Peaks Boulevard and Pemberton Place, Lot 31 in Assessor's Block 2661 - Discretionary Review of Building Permit Application No. 9109559 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of April 23, 1992)
NOTE: ON APRIL 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE THE PERMIT APPLICATION BY A VOTE OF 5-2. DISSENTING WERE COMMISSIONERS BOLDRIDGE AND KARASICK.

G. REGULAR CALENDAR

8. 90.808D* (BADINER)
SAN FRANCISCO MAIN LIBRARY, the entire city block bounded by Larkin, Fulton, Hyde and Grove Streets; Lot 1 in Assessor's Block 354 in a P (Public) Zoning District. The proposal is to construct a New Main Library six stories with basement, 80 feet tall containing approximately 400,000 square feet of floor area. This is a request for Discretionary Review of Building Permit No. 9122132S for conformity with the Master Plan in compliance with Section 234.1.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of April 23, 1992)
9. 90.808R* (BADINER)
PIONEER MONUMENT PLACEMENT IN FULTON STREET RIGHT OF WAY, Fulton

Item 90.808R continued

Street between Hyde and Larkin Streets, Consideration of a Master Plan Referral for the location of the Pioneer Monument within the Fulton street right of way.

***(ITEMS WILL BE CONSIDERED TOGETHER)**

(Continued from Regular Meeting of April 23, 1992)

5:00 P.M.

10. 90.2660 (HOOD)
901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.
11. 92.137C (HING)
526 COLUMBUS AVENUE, east side between Union and Green Streets; Lot 03 in Assessor's Block 117 -- Request for Conditional Use Authorization to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the North Beach Neighborhood Commercial District. The proposal is to add seven tables and thirty chairs within a 250 square feet area in an existing retail specialty coffee store with a total floor area of approximately 4,000 square feet.
12. 92.120C (GREEN)
4701 MISSION STREET, southeast corner of Persia Avenue; Lot 33 in Assessor's Block 6084 -- Request for Conditional Use Authorization to construct 5 dwelling units without required off-street parking on property within an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to enlarge the existing one story commercial building on the site by adding 2,000 square feet of commercial floor area at street level, and constructing a new second floor containing a total of 5 dwelling units. The Project Sponsor proposes not to provide the 5 required residential off-street parking spaces.
13. 92.068C (GREEN)
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion.

6:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

14. 92.118D (COLEMAN)
337 MOLINO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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"Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

CPC:677

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date:	Topic:
May 7, 1992	a. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92) b. Historic preservation and activities of the Landmarks Preservation Advisory Board. b. Status report on Inclusionary Affordable Housing Policy.
May 14, 1992	Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services.
May 21, 1992	a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs. b. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns.

PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED *

Date:	Topic:
May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 1, 1992

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs. Staff presentation of "Residential Design Guidelines."
May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
June 18, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
June 25, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.

5
92
(endum)
ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
May 7, 1992
ROOM 282, CITY HALL
1:30 P.M.

1:30 P.M.

NOTICE IS HEREBY GIVEN of a time change for the Joint Hearing with the City Planning Commission and the Recreation and Parks Commission. The Joint Hearing will take place at 1:30 P.M., in Room 282 of City Hall. The original posted time by the City Planning Commission was 2:30 P.M.

The City Planning Commission Calendar will be adjusted to accommodate this change as follows:

12:30 P.M.

1.

(STAFF)

WORKSHOP/BRIEFING

- A. Historic preservation and activities of the Landmarks Preservation Advisory Board. (45 min.)
- B. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92). (45 min.)
THIS ITEM IS PROPOSED TO BE HEARD AFTER THE JOINT HEARING WITH RECREATION AND PARKS COMMISSION.
- C. Status report on Inclusionary Affordable Housing Policy. (15 min.) THIS ITEM IS PROPOSED TO BE HEARD ON MAY 21, 1992.

1:30 P.M.

A. JOINT HEARING WITH THE RECREATION AND PARKS COMMISSION

2. 92.110R

(SHOTLAND)

The City Planning Commission and the Recreation and Park Commission will hold a special JOINT PUBLIC HEARING on the 1992-93 San Francisco Park and Open Space Program, and the Open Space Program Five Year Plan.

At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program for fiscal year 1992-93, and recommending adoption of the Five Year Plan.

CPC-677(7)

DOCUMENTS DEPT.

MAY 7 1992

SAN FRANCISCO
PUBLIC LIBRARY

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NOTE: Items listed on this calendar will not be heard before the stated time.

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192
NOTICE OF MEETING AND CALENDAR
OF THE
— SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 14, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

1. (STAFF)
WORKSHOP/BRIEFING (Schedule Attached)

- a. Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services.
- b. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92). (45 min)

2:30 P.M.

MAY 12 1992

A. ITEMS TO BE CONTINUED

2. 92.055C (PAEZ)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.
(Continued from Regular Meeting of April 16, 1992)
(Proposed for Continuance to June 4, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is

Public Comment continued

reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. TIER III (BLAUVELT)
636 DOUGLAS STREET, between 22nd and 23rd Streets, Lot 7 in Assessor's Block 2775 -- Informational presentation of Building Permit Application No. 9203968 to add a second story to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

(FELTHMAN)
Informational Presentation on Draft Guidelines for the expenditure of the affordable childcare fund.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

4. 91.118D (BERKOWITZ)
14 EDGEHILL WAY, west side between Garcia Avenue and Ulloa Street, Lot 4 in Assessor's Block 2923 - Discretionary Review of Building Permit Application No. 90109892 for the construction of a single family house in an RH-1 (D) (House, One-Family, Detached Dwellings) District.
NOTE: ON APRIL 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVED WITH CONDITIONS BY A VOTE OF 4-3. DISSSENTING WERE COMMISSIONERS FUNG, LEVINE AND LOWENBERG.
5. 90.266Q (HOOD)
901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.
NOTE: ON MAY 7, 1992, THE COMMISSION PASSED A MOTION OF INTENT OF APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

F. REGULAR CALENDAR

6. (KOHLESTRAND)
TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution authorizing the Department to submit the 1992/93 budget to the Transportation Authority for the Transportation System Management program in the Sales Tax Transportation Expenditure Plan.

- 7a. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.

- 7b. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.

b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991.

The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.

(Continued from Regular Meeting of April 30, 1992)

8. 91.498C (PAEZ)

HOLY FAMILY DAY HOME, 299 DOLORES STREET, eastside between 15th and 16th Streets, lot 25 in Assessor's Block 3556 -- Request for authorization of conditional use for a Planned Unit Development to permit the rehabilitation and expansion of an existing day care center by 50 children to accommodate up to 200 children, the construction of a three-story rear addition of approximately 4717 square feet, the first and second floors of which will be used as multi-purpose rooms and to establish an eleven bedroom group housing facility on the third floor of the existing building, and asking for exceptions from usable open space, building within the rear yard area and off-street parking requirements, as well as minor deviations from the provisions of the City Planning Code with respect to measurement of height, in an RM-1 (Residential, Mixed, Low Density) District and in a 40-X Height and Bulk District.

(Continued from Regular Meeting of April 30, 1992)

3:30 P.M.

9. 88.101E and 88.102E (MARSH)

Initiation of a new Article 10 of the City Planning Code and amendments to City Planning Code Sections 209.9 (e) and 303 and a new Preservation Element of the Master Plan of the City and County of San Francisco.

Consideration of a Resolution of Intent to initiate Text and Zoning Map Amendments to the City Planning Code and to initiate a new Preservation Element of the Master Plan of the City and County of San Francisco.

The proposed Ordinance amending Planning Code Article 10, adopted by the Landmarks Preservation Advisory Board on December 4, 1991 would

Items 88.105E & 88.102E continued

amend Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by repealing Article 10 therefor and adding a new Article 10 (Sections 1001 to 1024) thereto, creating a Landmarks Board, describing the powers and duties of the Landmarks Board, re-designating previously designated Landmarks and Historic Districts, authorizing the designation of Landmarks and Historic Districts, requiring Certificates of Appropriateness for alterations of Landmarks and Historic Districts, establishing guidelines for decisions, and imposing penalties for violations of Article 10. This Article is entirely new.

In Addition, text amendments are proposed for Section 209.9(e) and 303 of the City Planning Code. Amendment of Section 209.9(e) thereof proposes to clarify how a determination of economic feasibility shall be made, to allow the Planning Commission to consider, as a condition of such approval, designating exceptionally significant interiors and to authorize the Planning Commission to adopt guidelines for such Conditional Use authorization; and by amending Section 303 thereof to ensure conformity with Section 209.9(e).

The Master Plan amendment creates an entirely new Element of the Master Plan which is contained in a document entitled "Preservation An Element of the Master Plan." A Public Hearing on the above referenced matters are scheduled for June 4, 1992.
(Both Items Continued from Regular Meeting of April 30, 1992)

10. 92.130C (BERGDOLL)
1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15 in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for approximately forty (40) persons, in approximately 1,240 gross square feet of floor area.

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

11. 91.342D (BLAUVELT)
2675 - 25TH AVENUE, west side between Vicente and Wawona Streets (on

Item 91.342D continued

unimproved sections of 25th Avenue), Lot 57 in Assessor's Block 2471 -- Request for Discretionary Review of Building Permit Application No. 9109308 to construct a new two-story, single-family dwelling, in an RH-1 (House, One-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of April 16, 1992)

12. 91.597D (BLAUVELT)

2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 9111383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2, (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of April 23, 1992)

13. 92.075D (BLAUVELT)

1288 STANYAN STREET east side between 17th and Belgrave Streets, Lot 38 in Assessor's Block 1289 -- Request for Discretionary Review of Building Permit Application No. 9001861 to construct a new two-story-over-garage, single-family dwelling, in an RH-1(D) (House, One-Family, Detached) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

14. 91.699D (BLAUVELT)

74 CHENERY STREET, west side between 30th and Randall Streets, Lot 15 in Assessor's Block 6656 -- Request for Discretionary Review of Building Permit Application No. 9115342 to construct a horizontal addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of April 16, 1992)

NOTE: This case will be considered together with Case No. 92.050D.

15. 92.050D (BLAUVELT)

70 CHENERY STREET, west side between 30th and Randall Streets, Lot 14A in Assessor's Block 6656 -- Request for Discretionary Review of Building Permit Application No. 912173 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of April 16, 1992)

NOTE: This case will be considered together with Case No. 91.699D.

Adjournment

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NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

The following guides are now available at the Zoning Information Counter (Room 502, 450 McAllister Street, open from 10 a.m. to 12 noon and 1 p.m. to 5 p.m. weekdays):

"How to Use the City Planning Code: ZONING QUESTIONS ABOUT PROPERTIES IN RESIDENTIAL (R) ZONING DISTRICTS";

"Guide to Permit Application and Review Procedures in Residential Districts";

"How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and

"Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

CPC:678

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date: **Topic:**

- | | |
|--------------|--|
| May 14, 1992 | a. Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services. |
| | b. Overview presentation of Comprehensive Planning Activities.
(Continued from 4/23/92) |
| May 21, 1992 | a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs. |
| | b. Status report on Inclusionary Affordable Housing Policy. |
| | c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns. |

PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED *

Date: **Topic:**

- | | |
|---------------|---|
| May 28, 1992 | Residential Conservation Zoning Controls. |
| June 4, 1992 | Priorities and Need for Comprehensive Planning for Target Areas |
| June 11, 1992 | Discretionary Review Policy and Guidelines. |
| June 18, 1992 | Mission and Priorities for Planning and Permit Processing in San Francisco. |
| June 25, 1992 | Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing |

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 8, 1992

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs.
	Staff presentation of "Residential Design Guidelines."
May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
June 18, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
June 25, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.
June 25, 1992	Public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 21, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENT 2-17

MAY 19 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

1.

(STAFF)

WORKSHOP/BRIEFING (Complete Schedule Attached)

- a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs.
- b. Status report on Inclusionary Affordable Housing Policy.
- c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns.

2:30 P.M.

A. ITEMS TO BE CONTINUED

2. 91.632E

(BILLOVITS)

150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct adjacent two- and three- unit buildings containing a total of five condominium units and eight off-street parking spaces on a vacant hillside site. Conditional Use Authorization would be required to construct the tri-plex structure on two combined lots.
(Proposed for Continuance to May 28, 1992)

3. 91.635C (ALBERT)
150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights. (Proposed for Continuance to May 28, 1992)
- 4a. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.
a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.
(Continued from Regular Meeting of May 14, 1992)
(Proposed for Continuance to May 28, 1992)
- 4b. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.
b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.
(Continued from Regular Meeting of May 14, 1992)
(Proposed for Continuance to May 28, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

E. CERTIFICATION OF FINAL EIR -- PUBLIC HEARING CLOSED

5. 86.683E (SAHM)
SAN FRANCISCO INTERNATIONAL AIRPORT MASTER PLAN; Certification of Final Environmental Impact Report on the Draft Airport Master Plan,

Item 86.683E continued

physical/management design plan for expansion of landside airport facilities and traffic/pedestrian circulation systems, including about 1.5 million sq. ft. of new terminal facilities, about 785,000 sq. ft. of additional air freight facilities, about 7340 new parking spaces, a new ground transportation facility with an automated people mover, about 25 new aircraft gates, and remodel of much of the remaining existing facilities; all planned to be accomplished by 2006.

3:30 P.M.

G. REGULAR CALENDAR

6. (KOHLESTRAND)
TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution authorizing the Department to submit the 1992/93 budget to the Transportation Authority for the Transportation System Management program in the Sales Tax Transportation Expenditure Plan.
(Continued from Regular Meeting of May 14, 1992)
7. (LORD)
91.077CV
112-114 OXFORD STREET, west side between Pioche and Silliman Streets, Lots 3 and 4 in Assessor's Block 5909 -- Request for Variance and Conditional Use Authorization to demolish two dwelling units and encroach into required setbacks to develop a two story RELIGIOUS EDUCATIONAL BUILDING. The proposal is to replace the two existing dwelling units (converted to church use) with a new religious education building which encroaches 18.75 into the required rear yards and 4 feet into the front Legislated setbacks. The new building would provide up to 11 classrooms, a general assembly room, a kitchen and bathrooms. The subject parcels are zoned RH-1 (Single Family Residential, Low Density).
(Continued from Regular Meeting of April 30, 1992)
8. (HOOD)
90.266Q
901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.
NOTE: ON MAY 7, 1992, THE COMMISSION PASSED A MOTION OF INTENT OF APPROVED WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.
NOTE: FOLLOWING THE ADVICE OF THE CITY ATTORNEY'S OFFICE, ON MAY 14, 1992, THE COMMISSION CONTINUED THIS ITEM TO MAY 21, 1992 FOR A FULL PUBLIC HEARING
9. (NIXON)
92.117C
640 PALMETTO AVENUE, north side between St. Charles and Chester Avenues, Lots 18, 19 and 45 in Assessor's Block 7129 - Request for Conditional Use Authorization to adjoin a one-story, 1,367 square foot addition to an existing 150 seat, 1,968 square foot religious meeting hall. The addition would contain a kitchen, a multi-purpose room, and two restrooms. The subject site is located within an RH-1 (House, One-Family) District and 40-X Height and Bulk District.

10. 92.148C

(BANALES)

1801-05 HAIGHT STREET, southwest corner of Haight and Shrader Streets; Lot 23 in Assessor's Block 1249 -- Request for Conditional Use Authorization to relocate 2 existing restaurants in the same building within the Haight Street Neighborhood Commercial District per Sections 186.1(b) and 186.2(b) of the Planning Code. The proposal is to move the existing self service restaurant located at 1803 Haight Street to 1805 Haight Street, resulting in an occupancy of 820 square feet as opposed to the previous 770 square feet operation, and to move the existing full service restaurant located at 1805 Haight Street to the spaces occupied by 1801-03 Haight Street, resulting in an occupancy of 2,270 square feet as opposed to the previous 820 square feet operation. The proposal also includes an addition of a 350 square feet office mezzanine area. The total combined floor area of the two restaurants in 3,000 square feet. No other exterior alterations are proposed.

(Continued from Regular Meeting of May 7, 1992)

6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

11. 92.199D

(PASSMORE/FUNG)

4724 - 25TH STREET, northside between Grand View Avenue and Fountain Streets, Lot 14 in Assessor's Block 6501 -- Request for Discretionary Review of Building Permit Application No. 9004793 to construct a new 3 story, 2 unit building after demolition of existing single family dwelling in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

12.

(BERKOWITZ)

1446 COLE STREET, east side between 17th Street and Carmel Street, Lot 16 in Assessor's Block 1291 - Discretionary Review of Building Permit Application No. 9103298 for the construction of a horizontal and vertical addition to a single-family house in an RH-2 (House, Two-Family) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

13. 91.747D (BERKOWITZ)
354 ALLISON STREET, west side between Brunswick and Hanover Streets,
Lot 10 in Assessor's Block 6486 - Discretionary Review of Building
Permit Application No. 9118469 for the construction of a two-story
rear yard addition to a single family house in an RH-1 (House,
One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
14. 92.116D (BERKOWITZ)
482 HAZELWOOD AVENUE, north side between Globe Alley and Casitas
Avenue, Lot 11 in Assessor's Block 3005 D - Discretionary Review of
Building Permit Application No. 9123364 for the construction of a
two-story rear yard addition to a single family house in an RH-1(D)
(House, One-Family, Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
15. 91.160D (BERKOWITZ)
415 - 44TH AVENUE, west side between Point Lobos and Clement Street,
Lot 4 in Assessor's Block 1476 - Discretionary Review of Building
Permit Application No. 9020569 for the construction of a horizontal
and vertical addition in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 23, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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NOTICE

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3. "How to Use the City Planning Code: QUESTIONS ABOUT PROPERTIES IN NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS"; and
4. "Guide to Permit Application and Review Procedures in Neighborhood Commercial Districts."

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date:	Topic:
May 14, 1992	a. Presentation of Permit Processing, Variance and Violation Abatement procedures, Information and Other Implementation Activities and Services. b. Overview presentation of Comprehensive Planning Activities. (Continued from 4/23/92)
May 21, 1992	a. Presentation of the "Housing Element of the Master Plan" and associated implementation programs. b. Status report on Inclusionary Affordable Housing Policy. c. Presentation of "Residential Design Guidelines" and other materials and activities related to improving design quality and addressing residential development concerns.

PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED *

Date:	Topic:
May 28, 1992	Residential Conservation Zoning Controls.
June 4, 1992	Priorities and Need for Comprehensive Planning for Target Areas
June 11, 1992	Discretionary Review Policy and Guidelines.
June 18, 1992	Mission and Priorities for Planning and Permit Processing in San Francisco.
June 25, 1992	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 8, 1992

May 14, 1992	Organizations and the public are requested to provide written comment for review by the Commission and Department staff.
May 21, 1992	Staff presentation of the "Housing Element" and associated implementation programs. Staff presentation of "Residential Design Guidelines."
May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
June 18, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
June 25, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.
June 25, 1992	Public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.



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NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTICE OF MEETING AND CALENDAR
OF THE
—SAN FRANCISCO
—CITY PLANNING COMMISSION
REGULAR MEETING—
THURSDAY
MAY 28, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS SECT.
MAY 27 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.478E (GITELMAN)
KANSAS/DE HARO RESIDENTIAL DEVELOPMENT, Assessor's Block 3956, Lot 7, and Block 3936, Lot 2. Appeal of a Preliminary Negative Declaration for a proposal to construct up to 60 dwelling units on two segments of a former railroad right-of-way between the intersections of 15th & Kansas, and 17th & De Haro Streets. (PROPOSED FOR CONTINUANCE TO A FUTURE DATE, PENDING RECEIPT OF CONDITIONAL USE APPLICATION)
2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)
Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four proposed ordinances.
(Proposed to be continued to June 25, 1992)
3. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
(Proposed for Continuance to July 16, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORTE. CERTIFICATION OF FINAL EIR -- PUBLIC HEARING CLOSED

4. 86.683E (SAHM)
SAN FRANCISCO INTERNATIONAL AIRPORT MASTER PLAN; Certification of Final Environmental Impact Report on the Draft Airport Master Plan, physical/management design plan for expansion of landside airport facilities and traffic/pedestrian circulation systems, including about 1.5 million sq. ft. of new terminal facilities, about 785,000 sq. ft. of additional air freight facilities, about 7340 new parking spaces, a new ground transportation facility with an automated people mover, about 25 new aircraft gates, and remodel of much of the remaining existing facilities; all planned to be accomplished by 2006.
(Continued from Regular Meeting of May 21, 1992)

F. REGULAR CALENDAR

5. (KOHLESTRAND)
TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution authorizing the Department to submit the 1992/93 budget to the Transportation Authority for the Transportation System Management program in the Sales Tax Transportation Expenditure Plan.
(Continued from Regular Meeting of May 21, 1992)
- 6a. 87.081CPCPCPS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.
a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.
(Continued from Regular Meeting of May 21, 1992)
- 6b. 87.081CPCPCPS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.
b. A request for Conditional Use Authorization to amend a condition

Item 87.081CPCPCPCS continued

of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.

(Continued from Regular Meeting of May 21, 1992)

7. 91.632E (BILLOVITS)
150-158 RIPLEY STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 5549, Lots 84 86 and 87. Proposal to construct adjacent two- and three- unit buildings containing a total of five condominium units and eight off-street parking spaces on a vacant hillside site. Conditional Use Authorization would be required to construct the tri-plex structure on two combined lots.
(Continued from Regular Meeting of May 21, 1992)
8. 91.635C (ALBERT)
150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.
(Continued from Regular Meeting of May 21, 1992)

NOTE: The Commission will take a short recess at 3:30 p.m.

5:00 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER WILL BE SCHEDULED FOR AT LEAST THE NEXT THREE WEEKS. EACH SESSION WILL LIMITED TO TWO AND ONE HALF HOURS AND WILL START AND 5:00 P.M. PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS.

THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

- A. PRESENTATION BY FORMER MEMBERS OF THE CITY PLANNING COMMISSION
- B. PRESENTATION BY THE COALITION OF SAN FRANCISCO NEIGHBORHOODS
- C. GENERAL PUBLIC COMMENT
9. 91.215ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls.
Note: This RCC proposal was initiated in June 1991 as two ordinances,

Item 91.215ET continued

and review procedures while the other dealt with demolition and extensive alteration controls. The two ordinances have been revised and combined in one document and are proposed to be reinitiated as described in the following calendared item number 92.288ET.
(Continued from Regular Meeting of April 30, 1992)
(Proposed to be withdrawn and replaced by 92.288ET)

9. 91.328ET (HORTON)
RESIDENTIAL DEMOLITION AND EXTENSIVE ALTERATION CONTROLS - Public hearing on the proposed ordinance initiated as permanent controls. Note: This RCC proposal was initiated in June 1991 as two ordinances, one containing regulations concerning building form, parking notice and review procedures, and the other dealing with demolition and extensive alteration controls. The two ordinances have been revised and combined in one document and are proposed to be reinitiated as described in the following calendared item number 92.288ET.
(Continued from Regular Meeting of April 30, 1992)
(Proposed to be withdrawn and replaced by 92.288ET)
10. 90.539Z (HORTON)
RESIDENTIAL CONSERVATION CONTROLS - PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2.
Note: This RCC proposal was initiated in August 1990 as part of three ordinances, one proposing text amendments to the Planning Code, the next proposing mapping of permitted building height and depth, and third the above-calendared map reclassifications. The two first ordinances were withdrawn in 1991. The reclassifications are no longer recommended by the Department and are therefore recommended to be withdrawn.
(Continued from Regular Meeting of April 30, 1992)
(Proposed to be withdrawn)
11. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Resolution initiating the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

12. 92.288ET (HORTON)
Residential Conservation Controls (RCC-D) (combining previous case numbers 91.215ET and 91.328ET) Resolution initiating the Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:682

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 22, 1992

May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Public hearing on Residential Conservation Controls.
June 11, 1992	Public hearing on Residential Conservation Controls.
June 18, 1992	Additional time for public comment if required.
June 18, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
July 9, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 23, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission.
July 23, 1992	Public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

BRIEFING SCHEDULE FOR THE CITY PLANNING COMMISSION AND PUBLIC PARTICIPATION

PART ONE - BACKGROUND BRIEFING SCHEDULE

Date: **Topic:**

The formal briefing program started on March 26, 1992 has been completed. Additional informational briefings will be scheduled on a periodic basis to be announced.

PART TWO - POLICY OVERVIEW AND DIRECTION - PUBLIC PARTICIPATION ENCOURAGED *

Date: **Topic:**

May 28, 1992	Residential Conservation Zoning Controls.
Rescheduled	Priorities and Need for Comprehensive Planning for Target Areas
Rescheduled	Discretionary Review Policy and Guidelines.
Rescheduled	Mission and Priorities for Planning and Permit Processing in San Francisco.
Rescheduled	Departmental Organization and Goals in Support of Priorities for Planning and Permit Processing

The foregoing discussion items will be rescheduled to a later date. It is the Planning Commissions desire that maximum focus be given the Residential Conservation Zoning Controls over the next four to six week period.

* Submission of position papers on all these matters at least two weeks in advance of each topic is encouraged.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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== NOTICE OF MEETING AND CALENDAR
OF THE
— SAN FRANCISCO
— CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 4, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

DOCUMENTS LIST

A. ITEMS TO BE CONTINUED

JUN 2 1992

SAN FRANCISCO
PUBLIC LIBRARY

(GREEN)

1. 92.123C
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36
in Assessor's Block 3563 -- Request for Conditional Use Authorization
to install a Pool Table and establish Dancing, both defined as OTHER
ENTERTAINMENT Commercial Activity by Section 790.38 of the Planning
Code within an existing second story bar located in the Upper Market
Street Neighborhood Commercial District. The proposal is to add one
pool table increasing the total number of pool tables to 2, and to
allow dancing to pre-recorded music Thursday thru Sunday within the
existing second floor bar.
(Proposed for continuance to July 9, 1992)
2. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25
in Assessor's Block 1870 -- Request for Discretionary Review of
Building Permit Application No. 9111383 to construct a horizontal and
vertical addition to the existing single-family dwelling and
construct a second dwelling unit in the house, in an RH-2 (House,
Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of May 14, 1992)
(Proposed for continuance to June 25, 1992)

3. 91.160D (BERKOWITZ)
415 - 44TH AVENUE, west side between Point Lobos and Clement Street, Lot 4 in Assessor's Block 1476 - Discretionary Review of Building Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of May 21, 1992)
(Proposed for Continuance to June 11, 1992)
4. 92.273T (BAUMAN)
UNREINFORCED MASONRY BUILDINGS located citywide. Board of Supervisors Text Amendment of City Planning Code Sections 181, 188 1005 and 1111.1. These amendments would permit nonconforming uses to continue following required seismic retrofitting of unreinforced masonry buildings; permit a noncomplying structure to exist following required retrofit of unreinforced masonry buildings and permit minor modifications to Planning Code Requirements in certain modifications to Planning Code Requirements in certain circumstances; provide a limited exemption of required retrofit activities of unreinforced masonry buildings designated as landmarks or as contributory building in historic districts; provide a limited exemption for required seismic retrofit activities of unreinforced masonry buildings designated as Significant or Contributory Building or any Category V Building in a conservation district. Section 1005, as amended, would require adoption of the "UMB Retrofit Architectural Design Guidelines."
(Proposed for Continuance to June 18, 1992)
5. 92.275D (FUNG/PASSMORE)
105 MIDCREST, southwest corner of Twin Peaks Boulevard, Lot 22 in Assessor's Block 2823B. - Request for Discretionary Review of Building Permit Application No. 9023208 to construct six new two-bedroom one-family house with a gross floor area of approximately 2090 square feet and one off-street parking space.
(Proposed for Continuance to June 11, 1992)
6. 92.055C (PAEZ)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.
(Proposed for Continuance to June 25, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing,

Public Comment continued

your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

7. TIER III (BLAUVELT/PASSMORE)
254 WAWONA STREET, between 14th Avenue and Vicente Street, Lot 11 in Assessor's Block 2932 -- Informational presentation of Building Permit Application No. 9202227 to add a three-story rear addition to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
8. TIER III (BLAUVELT/PASSMORE)
1450-24TH AVENUE, between Kirkham and Judah Streets, Lot 33 in Assessor's Block 1830 -- Informational presentation or Building Permit Application No. 9118356 to convert ground floor areas to habitable rooms, including a rear extension, to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
9. TIER III (BLAUVELT/PASSMORE)
3504 CLAY STREET, between Laurel and Locust Streets, Lot 3 in Assessor's Block 995 -- Informational presentation of Building Permit Application No. 9207211 to install a garage within the existing basement of the existing single-family dwelling. The project includes a garage door greater than 12 feet in width. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
10. 92.245D BLAUVELT/PASSMORE
547 LONDON STREET, between Russia and France Avenues, Lo 24 in Assessor's Block 6273 -- Informational presentation of Building Permit Application No. 9204261 to create a new dwelling unit within the existing building envelope on the ground floor of the existing single-family dwelling. The project includes a garage door greater than 12 feet in width. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

F. REGULAR CALENDAR

11. 90.266Q (HOOD)
901 POWELL STREET, northwest corner at Sacramento Streets, Lots 33 through 46 in Assessor's Block 223 - Request for an Exception from the low and moderate income provisions of the Subdivision Code for a previously approved 14-unit residential condominium conversion subdivision.
12. 92.130C (BERGDOLL)
1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for up to forty (40) persons, in approximately 1,240 gross square feet of floor area.
(Continued from Regular Meeting of May 14, 1992)
13. 92.068C (GREEN)
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion. The conversion also results in the elimination of required off-street parking for the four existing dwelling units on the two floors above.
(Continued from Regular Meeting of May 7, 1992)
14. 92.122C (GREEN)
427-31 - 14TH STREET, south side between Guerrero and Valencia Streets; Lot 29 in Assessor's Block 3546 -- Request for Conditional Use Authorization to extend the termination date for an existing Non-Conforming Commercial Establishment and to amend a condition of the previous authorization as set forth in City Planning Commission Resolution No. 9186 for property within an RM-1 Low Density District. The proposal is to extend the termination date for an existing non-conforming upholstery shop operating within the ground floor of an existing three story building and to allow a transfer of the operation to a new party as originally prohibited by the previous authorization.

4:00 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER WILL BE SCHEDULED FOR AT LEAST THE NEXT THREE WEEKS. EACH SESSION WILL BE LIMITED TO TWO AND ONE HALF HOURS AND WILL START AT 5:00 P.M. PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN

PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS. ORGANIZATIONS ONLY WILL BE ALLOWED UP TO 10 MINUTES EACH AT THE END OF THE PUBLIC HEARINGS TO MAKE COMMENTS. THESE PRESENTATIONS WILL BE IN REVERSE ORDER TO THE SCHEDULE FOR ORGANIZATION'S PRESENTATIONS.

THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

- A. PRESENTATION BY WEST OF TWIN PEAKS COUNCIL/FORREST HILL ASSOCIATION (10 MIN.)
 - B. PRESENTATION BY AMERICAN INSTITUTE OF ARCHITECTS (1 HOUR)
 - C. PRESENTATION BY THE POTRERO HILL BOOSTERS (30 MIN.)
 - D. PRESENTATION BY DEHNART QUEEN, CEO, SMALL BUSINESS DEVELOPMENT CORP. (15 MIN.)
 - E. GENERAL PUBLIC COMMENTS ON RESIDENTIAL CONSERVATION CONTROLS
15. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.
16. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)

6:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

17. 90.578E (ROGERS)
3600 FILLMORE STREET, Appeal of Preliminary Negative Declaration, Assessor's Block 4367F, Lot 20. Proposal to construct, on the site of a demolished service station, a new four-story-over-basement building. There would be 33 residential units in four stories above grade and 33 parking spaces in a garage below grade. A Variance is required from the 25% rear yard requirement and there is a request of Discretionary Review
18. 90.578DV (BLAUVELT)
(a) 3600 FILLMORE STREET, northeast corner of Fillmore and Bay Streets, Lot 20 in Assessor's Block 436F -- Request for Discretionary Review of Building Permit Application No. 9019134 to construct a new four-story, 33-unit residential building over an underground parking garage on the currently vacant lot, in an RM-3 (Residential, Mixed, Medium Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
18. 90.578V (BLAUVELT)
(b) 3600 FILLMORE STREET, In addition to above, a Variance from the rear yard requirements of Section 134 of the Planning Code is sought from the Zoning Administrator. The proposed building covers the entire lot frontage along both Fillmore and Bay Streets, with an open yard on ground level in the interior (northeast) corner of the lot, rather than along the entire length of either the north or east property lines. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Discretionary Review and the Variance at this time.)
19. 92.183D (BLAUVELT)
2234 BEACH STREET, north side between Baker and Broderick Streets, Lot 9 in Assessor's Block 915 -- Request for Discretionary Review of Building Permit Application No. 9202696 to add a third floor to the existing two-story, two-unit residential building, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

20. 91.702D

(BLAUVELT)

573 SOUTH VAN NESS, east side between 16th and 17th Streets, Lot 8 in Assessor's Block 3571 -- Staff-initiated request for Discretionary Review of Building Permit Application No. 9111136 to legalize the conversion of a building from five dwelling units on three stories to two dwelling units on the top floor over two floors of commercial occupancy, in a C-M (Heavy Commercial) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of February 20, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:683

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

PROPOSED SCHEDULE OUTLINE - MAY 22, 1992

May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Public hearing on Residential Conservation Controls.
June 11, 1992	Public hearing on Residential Conservation Controls.
June 18, 1992	Additional time for public comment if required.
June 18, 1992	Planning Commission asks questions, makes comments and / or gives direction to staff on outstanding issues.
July 9, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 23, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

5
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

1/2 NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 11, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

JUN 9 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

1. (EDELIN)
Informational Workshop on the Department's Budget, Work Program and
Priorities for Fiscal Year 1992-93.
2. (AHMADI)
Informational presentation on Planning Code Section 295 "Prop. K"
Shadow Ordinance.

2:00 P.M.

A. ITEMS TO BE CONTINUED

3. 89.238EZV (LINDSAY)
810-878 - 35TH AVENUE, east side between Cabrillo and Fulton Streets,
Lots 15, 15A, 15B, 16, 16A, 16B, 16C, 17, 17A, 17D, 17E, 17F, 18, 19
and 19A in Assessor's Block 1677 -- Department of City Planning
amendment to Resolution 13243, adopted by the City Planning
Commission on January 9, 1992, to abolish legislated from setback
lines from the above-referenced properties, a reclassification of
property (change in Zoning Map) per Section 302(a) of the San
Francisco Planning Code. The amendment is to add Proposition M
findings which were inadvertently omitted from the previously adopted
Resolution.
(Proposed for Continuance to June 18, 1992)

4. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of May 7, 1992
(Proposed for Continuance to July 9, 1992)
5. 91.635C (ALBERT)
150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.
NOTE: ON MAY 28, 1992 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.
(Proposed for Continuance to June 18, 1992)
6. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.
b. A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.
(Continued from Regular Meeting of May 28, 1992)
(Proposed for Continuance to August 8, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

7. TIER III (COLEMAN)
2277 - 33RD AVENUE, westside, between Santiago and Rivera Streets, Lot 3 in Assessor's Block 2316 -- Informational presentation of Building Permit Application No. 9115438 for an extension to the rear of 26 feet on the north side of the structure and 17 feet on the south side at the ground level in an RH-1 (House, One-Family) district.
NOTE: This is a Residential Care Facility for six persons. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
8. TIER III (BERKOWITZ)
4344 ARMY STREET, north side between Douglass Street, Lot 13 in Assessor's Block 6561 - Informational Presentation of Building Permit Application No. 9205442 for the construction of a rear yard deck for a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR

9. (KOHLSTRAND)
TRANSPORTATION AUTHORITY BUDGET Consideration of a resolution authorizing the Department to submit the 1992/93 budget to the Transportation Authority for the Transportation System Management program in the Sales Tax Transportation Expenditure Plan.
(Continued from Regular Meeting of May 21, 1992)
10. 87.081CPCPCPCPS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.
a. An informational presentation of final building and landscaping plans will be presented to the Commission as required in City Planning Commission Motion No. 13150.
(Continued from Regular Meeting of May 28, 1992)
11. 92.185C (GREEN)
586 CASTRO STREET, west side between 18th and 19th Streets; Lot 14 in Assessor's Block 2695 -- Request for Conditional Use Authorization to eliminate the residential parking requirements for property located within the CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT. The proposal is to legalize construction work previously completed (without permits) which results in the elimination of required off-street parking and the creation of a new commercial storefront approximately 970 square feet in size.
12. 90.614E (SAHM)
2601 NEWHALL STREET, Assessor's Block 5417, Lot 9; block 5422-A, Lot 2; block 5428-A Lots 2, 3, 4, 5, 9; and block 5431-A, lots 1A & 1Z; area bounded by Newhall, Williams, Yosemite, S-P right of way and Egbert. Appeal of Preliminary Negative Declaration. Proposed planned unit development subdivision into about 260 lots each with one single family home, with about 400 parking spaces, requiring conditional use authorization and street vacations of portions of Yosemite and Armstrong. (Note that Preliminary Negative Declaration Notice incorrectly designated the project as 90.651E.)

13a. 90.614ECS

(MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

13b. 92.303R and 92.304R

(MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.

5:00 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS. ORGANIZATIONS AND/OR INDIVIDUALS WISHING TO GIVE PRESENTATIONS BEFORE THE COMMISSION SHOULD CONTACT THE COMMISSION'S SECRETARY AT 558-6407.

PUBLIC HEARINGS ON THIS MATTER HAVE BEEN SCHEDULED FOR THE PAST TWO WEEKS AND ARE PROPOSED TO CONTINUE THROUGH JUNE 25, 1992. (SEE ATTACHED SCHEDULE). PRESENTATIONS BY ORGANIZED GROUPS WILL BE GIVEN PRIORITY. HOWEVER, EACH SESSION WILL HAVE AT LEAST ONE HALF HOUR FOR GENERAL PUBLIC COMMENTS. ORGANIZATIONS ONLY WILL BE ALLOWED UP TO 10 MINUTES EACH AT THE END OF THE PUBLIC HEARINGS TO MAKE COMMENTS. THESE PRESENTATIONS WILL BE IN REVERSE ORDER TO THE SCHEDULE FOR ORGANIZATION'S PRESENTATIONS.

THE SCHEDULE FOR THIS THURSDAY IS AS FOLLOWS:

A. PRESENTATION BY RESIDENTIAL BUILDERS ASSOCIATION (1 HR.)

B. PRESENTATION BY MARY ANN MILLER, SPEAK (15 MIN.)

14. 92.287ET

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as interim controls for a period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1,

Item 92.287ET continued

RH-1(S) and RH-2 districts the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.
(Continued from Regular Meeting of June 4, 1992)

15. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of June 4, 1992)

7:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 7:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 7:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

16. 92.118D (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Continued from Regular Meeting of May 7, 1992)
17. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 30, 1992)

18. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an Rh-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 30, 1992)
*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER
19. 92.074D (COLEMAN)
2253 CAYUGA, southside, Lot 59 in Assessor's Block 7145 -- Request for Discretionary Review of Building Permit Application No. 9114995 to construct a horizontal (rear) addition to an existing single-family dwelling, in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 30, 1992)
20. 92.114D (COLEMAN)
31 CANYON DRIVE, northside, Lot 14 in Assessor's Block 6435 -- Request for Discretionary Review of Building Permit Application No. 9111798 to construct a vertical addition (height) to an existing single-family dwelling, in an RH-1(D) (House, One-Family Detached) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of April 30, 1992)
21. 91.748D (COLEMAN)
2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot 30 in Assessor's Block 2478 -- Request for Discretionary Review of building permit application No. 9120137S to add a story to a one-story over garage single-family dwelling in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.
(Continued from Regular Meeting of April 30, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:684

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

Revised

~~PROPOSED~~ SCHEDULE OUTLINE - JUNE 4, 1992

May 28, 1992	Public hearing on Residential Conservation Controls.
June 4, 1992	Public hearing on Residential Conservation Controls.
June 11, 1992	Public hearing on Residential Conservation Controls.
June 18, 1992	Additional time for public comment if required.
June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4, 11, and 18 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues.
July 16, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 30, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
June 11, 1992
ROOM 282, CITY HALL
4:00 P.M.

DOCUMENTS DEPT.

JUN 9 1992

SAN FRANCISCO
PUBLIC LIBRARY

4:00 P.M.

NOTICE IS HEREBY GIVEN of an addition to the Notice of Meeting and Calendar of the Regular Meeting of the San Francisco City Planning Commission for June 11, 1992. The following items were continued from the Commission's meeting of June 4, 1992, to June 11, 1992, but were inadvertently omitted from the Calendar:

- A1. 91.160D (BERKOWITZ)
415 - 44TH AVENUE, west side between Point Lobos and Clement Street, Lot 4 in Assessor's Block 1476 - Discretionary Review of Building Permit Application No. 9020569 for the construction of a horizontal and vertical addition in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 4, 1992)
- A2. 92.275D (FUNG/PASSMORE)
105 MIDCREST, southwest corner of Twin Peaks Boulevard, Lot 22 in Assessor's Block 2823B. - Request for Discretionary Review of Building Permit Application No. 9023208 to construct a new two-bedroom one-family house with a gross floor area of approximately 2090 square feet and one off-street parking space.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of June 4, 1992)

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ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
June 11, 1992
ROOM 282, CITY HALL
4:00 P.M.

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NOTICE IS HEREBY GIVEN of an addition to the Notice of Meeting and Calendar of the Regular Meeting of the San Francisco City Planning Commission for June 11, 1992. The following items were continued from the Commission's meeting of June 4, 1992, to June 11, 1992, but were inadvertently omitted from the Calendar:

- A1. 91.160D (BERKOWITZ)
415 - 44TH AVENUE, west side between Point Lobos and Clement Street,
Lot 4 in Assessor's Block 1476 - Discretionary Review of Building
Permit Application No. 9020569 for the construction of a horizontal
and vertical addition in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of June 4, 1992)
- A2. 92.275D (FUNG/PASSMORE)
105 MIDCREST, southwest corner of Twin Peaks Boulevard, Lot 22 in
Assessor's Block 2823B. - Request for Discretionary Review of
Building Permit Application No. 9023208 to construct a new
two-bedroom one-family house with a gross floor area of approximately
2090 square feet and one off-street parking space.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of June 4, 1992)
- JUN 10 1992

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They are also available at 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 18, 1992
ROOM 282, CITY HALL
12:30 P.M.

(NOTE START TIME)

DOCUMENTS DEPT.

JUN 15 1992

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PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.851C (NIXON)
4126 - 17TH STREET, northside between Castro and Douglass Streets,
Lot 28 in Assessor's Block 2623 - Request for Authorization of
Conditional use to construct five dwelling units on a lot containing
5,500 square feet of area as allowed in Section 209.1(h). The
proposal is to demolish the existing single family structure and
construct five dwelling units. The new building would have a three
story over garage two unit portion near the front of the lot
separated by and approximately 17-foot deep courtyard from the four
story above grade three unit rear section. The subject property is
zoned RH-3 (Residential, House, Three-Family) District with a 40-X
Height and Bulk District.
(Proposed for continuance to July 23, 1992)
2. 92.204C (GREEN)
3154 FILLMORE STREET, southeast corner of Greenwich Street; Lots 22
and 23 Assessor's Block 516 -- Request for Conditional Use
Authorization to add Live Entertainment (defined as OTHER
ENTERTAINMENT by Section 790.38 of the Planning Code) to an existing
Full Service Restaurant located within the Union Street Neighborhood
Commercial District. The proposal is to provide entertainment by a
Mariachi Band during dining hours each day without physical
alteration of the existing restaurant.
(Proposed for continuance to June 25, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. (MONTANA)
Informational presentation on Inclusionary Affordable Housing Policy update and monitoring procedures.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

4. 91.635C (ALBERT)
150 RIPLEY STREET, south side near the intersection of Alabama Street, Lots 84 and 86 in Assessor's Block 5549 -- Request for Conditional Use Authorization to build a three-unit building on a 4,500 square-foot lot within an RH-2 district in Bernal Heights.
NOTE: ON MAY 28, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 7-0.
(Continued from Regular Meeting of June 11, 1992)
5. 92.122C (GREEN)
427-31 - 14TH STREET, south side between Guerrero and Valencia Streets; Lot 29 in Assessor's Block 3546 -- Request for Conditional Use Authorization to extend the termination date for an existing Non-Conforming Commercial Establishment and to amend a condition of the previous authorization as set forth in City Planning Commission Resolution No. 9186 for property within an RM-1 Low Density District. The proposal is to extend the termination date for an existing non-conforming upholstery shop operating within the ground floor of an existing three story building and to allow a transfer of the operation to a new party as originally prohibited by the previous authorization.
NOTE: ON JUNE 4, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0. COMMISSIONERS SMITH AND UNOBSKEY WERE ABSENT.
(Continued from Regular Meeting of June 4, 1992)

6. 91.160D (BERKOWITZ)
415 - 44TH AVENUE, west side between Point Lobos and Clement Street,
Lot 4 in Assessor's Block 1476 - Discretionary Review of Building
Permit Application No. 9020569 for the construction of a horizontal
and vertical addition in an RH-2 (House, Two-Family) district.
NOTE: ON JUNE 11, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO
APPROVE WITH CONDITIONS BY A VOTE OF 4-0. COMMISSIONERS FUNG,
LEVINE, AND SMITH WERE ABSENT.
(Continued from Regular Meeting of June 11, 1992)

F. REGULAR CALENDAR

7. (MALTZER)
Consideration of Resolution authorizing the Director of Planning to
apply for and to accept an extension to the Coastal County Offshore
Energy Assistance Program Block Grant to December 31, 1992.
8. (BASH)
Consideration of initiation of application Fee surcharges and other
fees within the City Planning Code (Article 3.5) and Administrative
Code (Chapter 31).
9. 90.614E* (SAHM)
2601 NEWHALL STREET, Assessor's Block 5417, Lot 9; block 5422-A, Lot
2; block 5428-A Lots 2, 3, 4, 5, 9; and block 5431-A, lots 1A & 1Z;
area bounded by Newhall, Williams, Yosemite, S-P right of way and
Egbert. Appeal of Preliminary Negative Declaration. Proposed
planned unit development subdivision into about 260 lots each with
one single family home, with about 400 parking spaces, requiring
conditional use authorization and street vacations of portions of
Yosemite and Armstrong. (Note that Preliminary Negative Declaration
Notice incorrectly designated the project as 90.651E.)
- 10a. 90.614ECS* (MCDONALD)
2601 NEWHALL STREET, east side between Williams and Egbert Avenues
and south of Egbert Avenue adjacent to the Southern Pacific Railroad
right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A,
Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A
request for Conditional Use Authorization for a Planned Unit
Development and a subdivision to allow the construction of 259
single-family dwellings on 259 individual lots with exceptions from
Planning Code requirements for minimum lot frontage, minimum lot
width, minimum lot area, minimum rear yard depth and obstructions
into the required rear yard in an M-1 (Light Industrial) District
with a 65-J height and bulk designation.
- 10b. 92.303R and 92.304R* (MCDONALD)
2601 NEWHALL STREET, east side between Williams and Egbert Avenues
and south of Egbert Avenue adjacent to the Southern Pacific Railroad
right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A,
Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A
request for two Master Plan Referrals to permit vacation of portions
of Armstrong Avenue and Yosemite Avenue.
- *(These items were continued from Regular Meeting of June 11, 1992)

3:30 P.M.

11. 92.273T (BAUMAN/MARSH)
UNREINFORCED MASONRY BUILDINGS located citywide. Board of Supervisors Text Amendment of City Planning Code Sections 181, 188 1005 and 1111.1. These amendments would permit nonconforming uses to continue following required seismic retrofitting of unreinforced masonry buildings; permit a noncomplying structure to exist following required retrofit of unreinforced masonry buildings and permit minor modifications to Planning Code Requirements in certain circumstances; provide a limited exemption of required retrofit activities of unreinforced masonry buildings designated as landmarks or as contributory building in historic districts; provide a limited exemption for required seismic retrofit activities of unreinforced masonry buildings designated as Significant or Contributory Building or any Category V Building in a conservation district. Section 1005, as amended, would require adoption of the "UMB Retrofit Architectural Design Guidelines for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit," dated November, 1991. Said Guidelines were adopted by the Landmarks Preservation Advisory Board at its Regular Meeting of November 20, 1991.
(Continued from Regular Meeting of June 4, 1992)
12. 89.238EZV (LINDSAY)
810-878 - 35TH AVENUE, east side between Cabrillo and Fulton Streets, Lots 15, 15A, 15B, 16, 16A, 16B, 16C, 17, 17A, 17B, 17C, 17D, 17E, 17F, 18, 19 and 19A in Assessor's Block 1677 -- Department of City Planning amendment to Resolution 13243, adopted by the City Planning Commission on January 9, 1992, to abolish legislated front setback lines from the above-referenced properties, a reclassification of property (change in Zoning Map) per Section 302(a) of the San Francisco Planning Code. The amendment is to add findings regarding the consistency of the setback abolition with Section 101.1(b) of the City Planning Code. These findings were inadvertently omitted from the previously adopted Resolution.
(Continued from Regular Meeting of June 11, 1992)
13. 92.130C (BERGDOLL)
1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for up to forty (40) persons, in approximately 1,240 gross square feet of floor area.
(Continued from Regular Meeting of June 4, 1992)
14. 92.200C (GREEN)
124 WEST PORTAL AVENUE, north side, between 14th Avenue and Vicente Street; Lot 3 in Assessor's Block 2988A -- Request for Conditional Use Authorization to allow the establishment of a MARINE CORPS MILITARY RECRUITING OFFICE defined as a Business or Professional

Item 92.200C continued

Services (Section 790.18 of the Planning Code) within the West Portal Neighborhood Commercial District. The proposal is to install a public recruiting office for the Marine Corps within an existing ground floor commercial area approximately 960 square feet in size. No exterior alteration is proposed.

15. 92.237C (GREEN)
383 WEST PORTAL AVENUE, southeast corner of 15th Avenue; Lot 27 in Assessor's Block 3012 -- Request for Conditional Use Authorization to establish a FULL SERVICE PIZZA RESTAURANT (as defined by Section 790.92 of the Planning Code) in the ground floor of a two story commercial building within the West Portal Neighborhood Commercial District. The proposal involves installing the pizza restaurant approximately 900 square feet in size and with seating for up to 39 persons on the ground floor on the newly constructed two story building.

16. 92.183D PUBLIC HEARING CLOSED (BLAUVELT)
2234 BEACH STREET, north side between Baker and Broderick Streets, Lot 9 in Assessor's Block 915 -- Request for Discretionary Review of Building Permit Application No. 9202696 to add a third floor to the existing two-story, two-unit residential building, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

NOTE: ON JUNE 4, 1992, THE COMMISSION HEARD PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING, AND CONTINUED THE MATTER FOR TWO WEEKS WITHOUT TAKING DISCRETIONARY REVIEW.

(Continued from Regular Meeting of June 4, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On July 23, 1992 at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. Those interested in this matter are urged to submit their ideas in writing to the Department as soon as possible so they can be incorporated into the staff report.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JUNE 11, 1992

DOCUMENTS ROOM
JUN 15 1992
SAN FRANCISCO
PUBLIC LIBRARY

May 28, 1992	Public hearing held.
June 4, 1992	Public hearing held.
June 11, 1992	Public hearing held.
June 18, 1992	Hearing cancelled.
June 25, 1992	<p>Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues.</p> <p>Please call Linda Avery if you want to testify or if a group wants to present their rebuttal. The rebuttals will be limited to 10 minutes and are taken in reverse order of the previous testimony.</p>
July 16, 1992	Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.
July 30, 1992	Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

NARCC\SCHEDULE

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 25, 1992
ROOM 282, CITY HALL
12:30 P.M.
(NOTE START TIME)

JUN 23 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Karasick, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

12:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Proposed for continuance to July 16, 1992)
2. 92.055C (PAEZ)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of an existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.
(Proposed for continuance to July 23, 1992)
3. 92.151L (MARSH)
2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR (Macedonia Missionary Baptist Church), 2135 Sutter Street, south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the

Item 92.151L continued

Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood Commercial) District and a 50-X Height and Bulk District.
(Proposed for continuance to August 6, 1992)

4. 92.118D (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Continued from Regular Meeting of June 11, 1992)
(Proposed for continuance to July 16, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

5. 91.338C (NIXON)
Informational Presentation About An Approved, Operational Substance Abuse Recovery Program for men at 940 Haight Street.
6. TIE III (BERKOWITZ)
446 - 44TH AVENUE E Clement Street and Point Lobos Avenue, 17A in Assessor's Block 1475 - Informational Presentation of Building Permit Application No. 9203621 for the construction of a second unit including a kitchen, two bedrooms and a living room in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning commission Resolution No. 120441.

7. TIER III (BERKOWITZ)
178 SAGAMORE, north side between Plymouth and Capitol Avenues, Lot 21 in Assessor's Block 7138 - Informational presentation of Building Permit Application No. 9122525 for the construction of a one-story rear yard addition enlarging kitchen/dining area and new bathroom to a single-family district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 120441.
8. TIER III (BERKOWITZ)
1438 - 22ND AVENUE, east side between Judah and Kirkham Streets, Lot 35 in Assessor's Block 1832 - Informational presentation of Building Permit Application No. 9206023 for the construction of a two story, two-room, rear yard extension to a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
9. TIER III (BERKOWITZ)
1915 WASHINGTON STREET, south side between Franklin and Gough Streets, Lot 17 in Assessor's Block 617 - Informational presentation of Building Permit Application No. 9204556 for the widening of an existing garage door to fourteen feet and interior remodeling of a single family house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
10. TIER III (BERKOWITZ)
1533 NEWHALL, north side between Quesada and Palou Avenues, Lot 30 in Assessor's Block 5327 - Informational presentation of Building Permit Application No. 9204053 for the construction of a rear yard deck addition at the existing second story in an Rh-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
11. TIER III (BERKOWITZ)
47 BRUNSWICK STREET, south side between Curtis and Newton Streets, Lot 13B in Assessor's Block 6483 - Informational presentation of Building Permit Application No. 9200822 for the construction of an additional story of occupancy for a two-story single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to the Planning Commission Resolution No. 12044.1.
12. TIER III (PASSMORE/BLAUVELT)
66 LYELL STREET, at the corner of Lyell and Still Streets, Lot 19 in Assessor's Block 6754 -- Informational presentation of Building Permit Application No. 9203354 to add a two0story rear extension to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

13. TIER III (PASSMORE/BLAUVELT)
46 - 6TH AVENUE, between Lake Street and the Presidio, Lot 31 in Assessor's Block 1353 -- Informational presentation of Building Permit Application No. 9202362 to rebuild a deck at the rear of the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
14. TIER III (PASSMORE/BLAUVELT)
2690 FOLSOM STREET, between 22nd and 23rd Streets, Lot 14 in Assessor's Block 3638 -- Informational presentation of Building Permit Application No. 9113159 to raise the building approximately 3.5 feet to accommodate new foundation work and to add a horizontal addition to the north side of the existing two-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
15. TIER III (PASSMORE/BLAUVELT)
155 LEE AVENUE, between Grafton and Holloway Avenues, Lot 7 in Assessor's Block 6980 -- Informational presentation of Building Permit Application No. 9204517 to construct a second-story rear extension to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
16. TIER III (PASSMORE/BLAUVELT)
148 CLIFFORD TERRACE, between Ashbury Street and Upper Terrace, Lot 23 in Assessor's Block 2617 -- Informational presentation of Building Permit Application No. 9205538 to add a one-story rear addition to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

17. 92.130C (BERGDOLL)
1230 GRANT AVENUE, east side between Columbus Avenue and Vallejo Street; Lot 15, in Assessor's Block 145 - Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing four-story mixed-use building within the North Beach Neighborhood Commercial District. The proposal is to install a restaurant with seating for up to forty (40) persons, in approximately 1,240 gross square feet of floor area.
(Continued from Regular Meeting of June 18, 1992)
NOTE: ON JUNE 18, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER UNOBSKEY WAS ABSENT.

F. REGULAR CALENDAR

18. 92.204C (GREEN)
3154 FILLMORE STREET, southeast corner of Greenwich Street; Lots 22 and 23 Assessor's Block 516 -- Request for Conditional Use Authorization to add Live Entertainment (defined as OTHER ENTERTAINMENT by Section 790.38 of the Planning Code) to an existing Full Service Restaurant located within the Union Street Neighborhood Commercial District. The proposal is to provide entertainment by a Mariachi Band during dining hours each day without physical alteration of the existing restaurant.
(Continued from Regular Meeting of June 18, 1992)

1:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 1:00 P.M. THE CITY PLANNING COMMISSION WILL CONVELE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 1:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

19. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of June 11, 1992)
20. 92.323D (PASSMORE/FUNG)
2149 BROADWAY STREET, south between Webster and Buchanan Streets, Lot 15 in Assessor's Block 580 -- Request for Discretionary Review of Building Permit Application No. 92069915 to construct a three-story over garage, single-family dwelling after demolition of existing residential building in an RH-2 (House, Two Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
21. 92.220D (PASSMORE/FUNG)
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new

Item 92.220D continued

roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

22. 92.160D (BERKOWITZ)
275 HEARST AVENUE, southside between Congo and Detroit Streets, Lot 36 in Assessor's Block 3119 - Request for Discretionary Review of Building Permit No. 9123705 to construct two-story, a rear yard addition to a single family house in an Rh-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
23. 92.228D (BERKOWITZ)
467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story, rear yard deck for a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
24. 92.159D (BERKOWITZ)
889 - 32ND AVENUE, west side between Cabrillo and Fulton Streets, Lot 2H in Assessor's Block 1675 - Request for Discretionary Review of Building Permit Application No. 9201207 for a vertical addition to a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

5:00 P.M.

25. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob

Item 92.287ET continued

Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

(Continued from Regular Meeting of June 11, 1992)

26. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of June 11, 1992)

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED ON MAY 28, 1992. AT THIS HEARING THE PLANNING COMMISSION MAY ASK QUESTIONS, MAKE COMMENTS AND/OR GIVE DIRECTION TO STAFF ON OUTSTANDING ISSUES.

THE SCHEDULE FOR PUBLIC TESTIMONY ON ITEMS 25 AND 26 IS AS FOLLOWS:

- A. PRESENTATION BY Dick Morton, ASSOCIATION OF REALTORS (15 min.)
- B. PRESENTATION BY Jeff Byers, GLEN PARK ASSOCIATION (15 min.)
- C. PRESENTATION BY Dorice Murphy, EUREKA VALLEY TRAILS & ART NETWORK (10 min.)
- D. PACIFIC HEIGHTS RESIDENTS ASSOC./COW HOLLOW ASSOC. (15 min. joint presentation)
- E. JOINT PRESENTATION BY RICHMOND COMMUNITY ASSOC., HOUSING COALITION OF S.F., INNE ITTEE (30 min.)
- F. General Public Comments

SUMMARY COMMENTS FROM ORGANIZATIONS WHO GAVE PRESENTATIONS PRIOR TO 6/25/92:
(Each organization is allowed 10 min.)

- A. NEIGHBORS OF THE EXCELSIOR - Carol Taylor
- B. SPEAK - Mary Ann Miller
- C. RESIDENTIAL BUILDERS ASSOC. - Joe O'Donohue
- D. POTRERO HILL BOOSTERS - Dick Millet
- E. SMALL BUSINESS DEVELOPMENT CORP. - Dehnert Queen
- F. AIA - John Schlesinger
- G. FOREST HILL & WEST OF TWIN PEAKS - Harold Wright
- H. COALITION OF SF NEIGHBORHOODS - Margaret Siegel

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On July 23, 1992 at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. Those interested in this matter are urged to submit their ideas in writing to the Department as soon as possible so they can be incorporated into the staff report.

CPC:689

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JUNE 25, 1992

May 28, 1992	Public hearing held.
June 4, 1992	Public hearing held.
June 11, 1992	Public hearing held.
June 18, 1992	Hearing cancelled.
June 25, 1992	<p>Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. The Planning Commission may ask questions, make comments and / or give direction to staff on outstanding issues.</p> <p>Please call Linda Avery if you want to testify or if a group wants to present their rebuttal. The rebuttals will be limited to 10 minutes and are taken in reverse order of the previous testimony.</p>
July 16, 1992	<p>Written staff response to Planning Commission questions, comments and direction. Material also to be available to public at this time.</p>
July 30, 1992	<p>Public hearing on Staff response. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.</p>

NARCOSCHEDULE

NOTICE

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**City and County of San Francisco
Department of City Planning**

**450 McAllister Street
San Francisco, CA 94102**

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

**NOTICE OF CANCELLATION
OF THE
CITY PLANNING COMMISSIONS'
REGULAR MEETING
THURSDAY
JULY 2, 1992**

NOTICE IS HEREBY GIVEN that the San Francisco City Planning Commission has canceled its Regular Meeting for Thursday, July 2, 1992 for Independence Day Holiday.

Linda Avery
Commission Secretary

CPC:693

PLANNING COMMISSION ROSTER

PRESIDENT	SIDNEY R. UNOBSKEY
V. PRESIDENT	FRANK F. FUNG
COMMISSIONER	M. TOBY LEVINE
COMMISSIONER	SUSAN E. LOWENBERG
COMMISSIONER	ELLIS SMITH
EX-OFFICIO	RUDOLF NOTHENBERG, CAO
(ALT for CAO)	NORMAN KARASICK
EX-OFFICIO	THOMAS J. ELZEY, GM, PUC
(ALT for GM, PUC)	ROMAINE BOLDRIDGE

Linda D. Avery
Commission Secretary

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 9, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 2 1992

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ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.253C (HING)
817 COLUMBUS AVENUE, west side between Greenwich and Lombard Street;
Lot 3 in Assessor's Block 74 -- Request for Conditional Use
Authorization to establish a Small Self-Service Restaurant (as
defined by Section 790.91 of the Planning Code) with one billiard
table (defined as Other Entertainment by Section 790.38) as part of a
self-service laundromat in the North Beach Neighborhood Commercial
District. The proposal is to establish a laundromat with
self-service snack bar occupying about 1,000 square feet of the total
floor area of approximately 4,500 square feet and to include one
billiard table.
(Proposed for continuance to July 23, 1992)
2. 92.276C (HING)
2033 UNION STREET, south side between Webster and Buchanan Streets;
Lot 21 in Assessor's Block 541 -- Request for Conditional Use
Authorization to modify conditions of approval of a previous
authorization (Motion No. 9629M) for an outdoor activity area within
an existing restaurant in the Union Street Neighborhood Commercial
District. The proposal is to increase seating, from 30 to 49 seats
within a 735 square feet patio, add patio lighting and extend hours
for patio use.
(Proposed for continuance to July 23, 1992)
3. 92.123C (GREEN)
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36
in Assessor's Block 3563 -- Request for Conditional Use Authorization
to install a Pool Table and establish Dancing, both defined as OTHER
ENTERTAINMENT Commercial Activity by Section 790.38 of the Planning

Item 92.123C continued.

Code and to amend a condition of approval as set forth in a previous authorization for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday thru Sunday within the existing second floor bar, and to amend a condition of approval as set forth in City Planning Commission Motion No. 8125 allowing separate entrances for the 2nd floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant.

(Continued from Regular Meeting of June 4, 1992)

(Proposed for continuance to July 23, 1992)

4. 92.068C (GREEN)
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets; Lot 16 in Assessor's Block 3641 -- Request for Conditional Use Authorization to convert a ground floor garage to a commercial space and the elimination of required off-street residential parking for an existing building within the 24th Street Mission Neighborhood Commercial District. The proposal is to convert the existing basement garage to a commercial space approximately 1,168 square feet in size to be occupied by a commercial activity upon completion. The conversion also results in the elimination of required off-street parking for the four existing dwelling units on the two floors above. (Continued from Regular Meeting of May 7, 1992)
(Proposed for continuance to July 23, 1992)
5. 92.259C (GREEN)
3913 - 24TH STREET, south side, between Sanchez and Noe Streets; Lot 39 in Assessor's Block 6508 -- Request for Conditional Use Authorization to add other entertainment (as defined by Section 790.38 of the Planning Code) to an existing Large Self Service Cafe/Delicatessen Restaurant located within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to add live entertainment in the form of acoustical music, comedy, improvisational performances, and poetry reading to the existing restaurant which seats up to 49 persons in approximately 1,100 square feet of area. The performances would take place during normal dining hours. (Proposed for continuance to July 23, 1992)
6. 92.015C (MONTANA)
337-375 FELL STREET, southwest corner at Gough Street; lots 20A, 21, 27, 28 and 30 of Assessor's Block 832 -- Request for a Planned Unit Development pursuant to Section 304 of the Planning Code to construct a five story structure containing 82 low income affordable rental units on a 39,600 square foot vacant lot with up to 90 off-street parking spaces, up to 4,999 square feet of retail space and common open space in lieu of a rear yard; conditional use authorization required for development on a lot greater than 10,000 square feet pursuant to Section 121.1 and for more than 3,000 square feet of non-residential space pursuant to Section 121.2 in a Hayes-Gough Neighborhood Commercial district and a 50-X height and bulk district. (Proposed for continuance to August 6, 1992)

7. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth
Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary
Review of Building Permit Application No. 8916280 to construct a
dormer on the west side of the existing third floor and to replace
the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of June 11, 1992
(Proposed for continuance to August 6, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

8. INFORMATIONAL (HERRERA)
Annual Housing Information Presentation: Changes in the Housing Inventory.

E. REGULAR CALENDAR

9. 89.037E (GALLAGHER)
1661 PINE STREET, Residential Life Care Facility. Public hearing on
The Draft Environmental Impact Report. The site is the entire block
bounded by Pine, Austin and Franklin Streets and Van Ness Avenue,
Lots 1, 3, 17, 25-29 of Assessor's Block 666. The project would
result in the demolition of all buildings on the block and the
construction of a nine (9) to thirteen (13) story (112-130 feet)
residential life care facility. This facility would include 250
housing units, a 20,200 square-foot skilled nursing facility, 252
off-street parking spaces, and various accessory uses including a
kitchen, congregate dining room, lounges and recreational rooms. The
project would total roughly 520,000 sq. feet of area inclusive of
parking and accessory spaces. The project would be designed with a
podium base at about 40 feet and three towers of 13 stories connected
by 9 story segments.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

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NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On July 23, 1992 at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. Those interested in this matter are urged to submit a written outline of their ideas, which will be forwarded to the Commission with the staff report. Make submissions by the close of business Wednesday, July 8, to the Department of City Planning, 5th Floor, 450 McAllister Street, Attention: D.R. Workshop.

CPC:690

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JULY 1, 1992

June 25, 1992	Duly noticed Public Hearing on the Residential Conservation Controls Ordinance as initiated on May 28, 1992. The testimony presented on May 28, June 4 and 11 will be incorporated in the official public hearing record. Hearing held.
July 16, 1992	Public hearing.
July 30, 1992	Public hearing. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

5
14
6/92
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 16, 1992
ROOM 282, CITY HALL
1:30 P.M.

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ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls. (Continued from Regular Meeting of June 25, 1992)
(Proposed for continuance to July 30, 1992)
2. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
NOTE: ON JUNE 25, 1992, THE COMMISSION RECEIVED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992. COMMISSIONER LEVINE WAS ABSENT FROM THE JUNE 25 MEETING.
(Continued from Regular Meeting of June 25, 1992)
(Proposed for continuance to August 13, 1992)

3. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit, 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of June 11, 1992)
(Proposed for continuance to August 6, 1992)
4. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of June 11, 1992)
(Proposed for continuance to August 6, 1992)
(*ITEMS WILL BE CONSIDERED TOGETHER)
5. 92.118D PUBLIC HEARING CLOSED (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007 -- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
NOTE: ON JUNE 11, 1992, THE COMMISSION RECEIVED PUBLIC TESTIMONY, CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JUNE 25, 1992. COMMISSIONERS FUNG, LEVINE AND SMITH WERE ABSENT FROM THE JUNE 11 MEETING.
(Continued from Regular Meeting of June 25, 1992)
(Proposed for continuance to August 20, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

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JULY 16, 1992

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

6. TIER III (COLEMAN)
2271 - 41ST AVENUE, westside, between Wawona Street and Sloat Boulevard, Lot 15 in Assessor's Block 2510 --- Informational presentation of Building Permit Application No. 9206312 to construct a 25'x6' deck and sun room at the rear of the house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
7. TIER III (COLEMAN)
1914 - 32ND AVENUE, eastside, between Ortega and Pacheco Streets, Lot 49 in Assessor's Block 2103 --- Informational presentation of Building Permit Application No. 9117933 to construct a two story addition to the rear in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR

8. FEE SURCHARGES (EDELIN/KESSLER)
Public hearing on proposed amendments to the text of the City Planning Code, Article 3.5A, Section 374 et seq. and Chapter 31 of the Administrative Code (Environmental Quality), Section 31.46A, to add a fee surcharge for zoning and public information, construction services and compliance activities related to development projects and permit processing.
9. 91.306EZ (MEDINA)
4220 ARMY STREET, north side, between Castro and Diamond Streets. Lots 40 and 46 of Assessor's Block 6562 -- Request for reclassification of the two lots from RM-1 (Mixed-Low Density) and RH-1 (House-Single Family) to RM-3 (Mixed-Medium Density). The project is intended to legalize two (currently illegal) units in an existing 38 unit building. Although no physical change is proposed at this time, the re-zoning would increase the number of permitted units on the site to a total of 51.
(Continued from Regular Meeting of May 28, 1992)

3:00 P.M.

PUBLIC HEARING ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED ON MAY 28, 1992. AT THIS HEARING THE PLANNING COMMISSION MAY ASK QUESTIONS, MAKE COMMENTS AND/OR GIVE DIRECTION TO STAFF ON OUTSTANDING ISSUES.

PRESENTATION BY Edith McMillian -- (10 min.)

10. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months. The proposed ordinance contains provisions

Item 92.287ET continued

for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.

(Continued from Regular Meeting of June 25, 1992)

11. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of
Residential Conservation Controls as permanent controls. (For a
description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of June 25, 1992)

4:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL
CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES
GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN
EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT
HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED
TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M.,
COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

12. 91.748D (COLEMAN)
2634 - 19th AVENUE, eastside, between Vicente and Wawona Streets, lot
30 in Assessor's Block 2478 -- Request for Discretionary Review of
building permit application No. 9120137S to add a story to a
one-story over garage single-family dwelling in an RH-1 (House,
One-Family) district.

- a) Consideration of Discretionary Review.
b) Discretionary Review hearing.

(Continued from Regular Meeting of June 11, 1992) DOCUMENTS DEPT.

JUL 13 1992

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13. 92.711D (COLEMAN)
377 FRANCONIA STREET, eastside between Rutledge Street and Esmeralda Avenue, Lot 35 in Assessor's Block 5556 -- Request for Discretionary Review of Building Permit Application No. 9024524 to construct a single-family house on a steeply downsloping lot, consisting of two stories at the front and four stories at the rear in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
14. 92.175D (COLEMAN)
743 - 14TH AVENUE, westside between Fulton and Cabrillo Streets, Lot 7 in Assessor's Block 1657 --- Request for Discretionary Review of Building Permit Application No. 9119530 to construct a horizontal extension to the rear and an extension to the front of the structure on the top floor in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.
15. 92.210D (COLEMAN)
24 COLLEGE TERRACE, westside between St. Mary's & Mission Streets, Lot 70 in Assessor's Block 6720 --- Request for Discretionary Review of Building Permit Application No. 9008504 for construction of a one story over garage single family building in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.
16. 92.280D (COLEMAN)
335 QUINTARA STREET, south side between 12th Avenue and Funston (13th Avenue), Lot 30 in Assessor's Block 2205 --- Request for Discretionary Review of Building Permit Application No. 9202029 to construct a horizontal extension to the rear to an existing single-family residence in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

RESIDENTIAL CONSERVATION CONTROLS - REZONING PROGRAM

UPDATED HEARING SCHEDULE - JULY 10, 1992

July 16, 1992 Public Hearing

July 30, 1992 Public hearing. This is the earliest possible date for action by the Commission. The CPC action will be preceded by a public hearing on the appeal of the Negative Declaration, if appeal is not withdrawn.

NOTICE OF PUBLIC HEARING ON DISCRETIONARY REVIEW

On August 13, 1992, at 5:00 P.M. the City Planning Commission will hold a public hearing on the general matter of Discretionary Review. Department staff will make available a report on alternatives and options related to Discretionary Review two weeks prior to the hearing. This matter was originally scheduled for July 23.

CPC:696

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**City and County of San Francisco
Department of City Planning**

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
(415) 558-6414
CITY PLANNING COMMISSION
(415) 558-6414
PLANS AND PROGRAMS
(415) 558-6264
IMPLEMENTATION / ZONING
(415) 558-6377

City Planning Commission

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JUL 6 1992

SAN FRANCISCO June 30, 1992
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PUBLIC NOTICE

7/23/92
TO: People and Organizations Interested in Housing

FROM: Lu Blazej, Director of Planning

RE: Review of the:

- 1) The 1992 Housing Information Series Report; Changes in the Housing Inventory. Information presentation and public comments before the City Planning Commission; and
- 2) Uniform Language for Affordable Housing Developments - Draft for Citizen Review; public hearing before Planning Commission to be held July 23, 1992.

Enclosed for your information and review are copies of the above two reports.

The Housing Information Series Report is a report which focusses on annual housing production and changes to the housing stock. An informational presentation on the Housing Information Series Report has been scheduled before the City Planning Commission on July 9, 1992, beginning at 1:30 P.M. or later in Room 282, City Hall. Call Linda Avery at 558-6414, July 6, 1992 or thereafter, for a specific time.

The Uniform Language for Affordable Housing Developments encompasses four documents: (1) A cover memorandum to the Planning Commission explaining the three main documents; (2) Proposed sample language for standardized affordable housing requirements for Commission motions; (3) proposed amendments to manual which describes definitions of terms, marketing, pricing, monitoring requirements. The Commission will receive comments on these documents and may adopt proposed amendments to the Inclusionary Affordable Housing Guidelines at a public hearing to be held on July 23, 1992.

If you have any questions about the Uniform Language Guidelines please contact Susana Montaña at 558-6313. If you have questions about the Housing Inventory Report, please contact Roger Herrera at 558-6316.

Thank you for your continuing contributions and review of the City's housing information and policy.

jmk/u:\rb\wp51\publnoti.mmo
Enclosures

55
4
30/92
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 30, 1992
1:30 P.M.
ROOM 282, CITY HALL

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JUL 27 1992

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ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.390C (LINDSAY)
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.
(Proposed for Continuance to September 10, 1992)

2. 91.746E (GLASNER)
117-133 DIVISADERO STREET, Assessor's Block 1259, Lot 10, 11, and 12. The proposed project would develop three currently vacant lots by constructing one three-unit townhouse on each for a total of nine new two-bedroom units. Nine off-street parking spaces would be provided.
(Proposed for Continuance to August 13, 1992)
3. 92.260C (GREEN)
601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 50 in Assessor's Block 1743 - Request for Conditional use Authorization to modify an existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2 (House, Two-Family) District. The proposal is to modify the existing non-conforming automotive gas station by adding retail sale of food items and other non-auto related items within the station building. Also, included in the proposal are architectural changes such as new canopies and gas pump dispensers.
(Proposed for Continuance to September 17, 1992)
4. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls.
(Proposed for Continuance to September 10, 1992)
5. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months. The proposed ordinance contains provisions for height, rear yard and building design to redefine the potential building form and appearance of new construction and alteration of buildings in R-districts and require compliance with the Residential Design Guidelines. Off-street parking requirements are proposed to be increased for new development and alterations in RH-1 (D), RH-1, RH-1(S) and RH-2 districts, and the dimensions for off-street parking spaces are proposed to be reduced citywide. Demolition and extensive alteration is proposed to be prohibited in RH-1 (D), RH-1 RH-1(S) and RH-2 districts, and approval of the replacement structure will be required prior to issuing a demolition or extensive alteration permit. Procedures for notification and review of building permit applications are also proposed and definitions are included. The ordinance also proposes to charge a fee for exceptions from the upper story area reduction and to allow Code required rehabilitation of non-complying structures. The proposed ordinance will be applicable to all RH and RM districts including the Nob Hill Special Use District, the Dolores Heights Special Use District and the Bernal Heights Special Use District.
(Continued from Regular Meeting of June 16, 1992)
(Proposed for Continuance to August 6, 1992)

6. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of July 16, 1992)
(Proposed for Continuance to August 6, 1992)
7. 92.005Q (L. SCOTT)
1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in Assessor's Block 523 - Five unit residential condominium conversion subdivision, review for consistency with the Master Plan in an RM-2 (Mixed Residential, Moderate Density) District.
(Proposed for Continuance to September 17, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

8. (EDELIN)
Consideration of Resolution Authorization Director of Planning to submit a Supplemental Appropriation Request for up to \$735,000 to provide the following services: Zoning and public information; construction services and compliance activities related to development projects and permit processing.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 92.276C (HING)
2033 UNION STREET, south side between Webster and Buchanan Streets; Lot 21 in Assessor's Block 541 -- Request for Conditional Use Authorization to modify conditions of approval of a previous authorization for an outdoor activity area within an existing restaurant in the Union Street Neighborhood Commercial District. The proposal is to increase patio seating, add patio lighting and extend hours of operation for an establishment occupying approximately 735 square feet of floor area.
(Continued from Regular Meeting of July 23, 1992)
NOTE: ON JULY 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF (6-0). COMMISSIONER SMITH WAS ABSENT.

10. 92.068C (GREEN)
3134 - 24TH STREET, north side, between Folsom and Shotwell Streets;
Lot 16 in Assessor's Block 3641 -- Request for Conditional Use
Authorization to convert a ground floor garage to a commercial space
and the elimination of required off-street residential parking for an
existing building within the 24th Street Mission Neighborhood
Commercial District. The proposal is to convert the existing
basement garage to a commercial space approximately 1,168 square feet
in size to be occupied by a commercial activity upon completion. The
conversion also results in the elimination of required off-street
parking for the four existing dwelling units on the two floors above.
(Continued from Regular Meeting of July 23, 1992)
NOTE: ON JULY 23, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO
APPROVE WITH CONDITIONS BY A VOTE OF (6-0). COMMISSIONER SMITH WAS
ABSENT.

F. REGULAR CALENDAR

11. (CHION)
COMMERCE AND INDUSTRY ELEMENT. Staff presentation on the publication
of the first Commerce and Industry Annual Inventory. This Inventory
includes basic information on the City's economy, essential for
policy analysis and review of the Master Plan Element. It is
intended to become a companion to the annually published Housing
Inventory.
12. INFORMATIONAL (KOHLSRAND)
CENTRAL EMBARCADERO -- Status report on the transportation and land
use/open space planning for the replacement facility for the
demolished Embarcadero Freeway and the adjacent public plaza.
(Continued from Regular Meeting of July 23, 1992)
13. 92.409R (GHOSH)
Consideration of a Finding of Conformity for an amendment to the
Redevelopment Plan for the Western Addition Redevelopment Project
Area A-2 and a determination to recommend to the Board of Supervisors
that they adopt the proposed plan amendment. This amendment would:
(1) increase the limitation on the number of tax increment funds that
may be divided and allocated to the Agency for use under the Plan
from \$65.3 million to \$190.3 million; (2) extend the time, from
October 13, 1994 to October 13, 2000 for the establishment or
incurrence by the Agency of any loans, advances, or indebtedness to
finance the Project.
(Continued from Regular Meeting of July 23, 1992)

3:30 P.M.

14. 92.400I (MILLER)
SAN FRANCISCO ART INSTITUTE INSTITUTIONAL MASTER PLAN, with main
facilities at 800 Chestnut Street (existing) and 2299 Taylor Street
(proposed) and with ancillary existing facilities at 731 Market
Street - The Department of City Planning has received a draft
Institutional Master Plan for the San Francisco Art Institute dated
July, 1992. The public hearing will be for the purpose of receiving
public testimony on the Institutional Master Plan.

15. 91.620Q (L. SCOTT)
3295 CLAY STREET, south side between Lyon and Presidio Streets, Lot 22 in Assessor's Block 1007 - Six-unit residential condominium conversion subdivision review for consistency with the Master Plan in the RM-1 (Mixed Residential, Low Density) District.
16. 92.012Q (L. SCOTT)
277-279 CLINTON PARK, southside between Guerrero and Dolores Streets, Lot 33 in Assessor's Block 3534 - Six unit residential condominium conversion subdivision, review for consistency with the Master Plan in the RM-1 (Mixed Residential, Low Density) District.
17. 92.376Q (L. SCOTT)
1626 NORTHPOINT STREET, northside between Webster and Buchanan Streets, Lot 6 in Assessor's block 445A - Five unit residential condominium conversion subdivision review for consistency with the Master Plan in the RH-2 (House, Two-Family) District.
18. 92.048C (PAEZ)
377-379 COLLINGWOOD STREET, northeast corner at Twenty-First Street, Lot 33 in Assessor's Block 2752. Request for authorization of a conditional use to allow the conversion of an existing two-family dwelling to a Bed and Breakfast Inn containing five (5) guest rooms in an RH-2 (Residential, House, Two-Family) District.
19. 92.267C (GREEN)
161 MISSOURI STREET, east side between 17th and Mariposa Streets; Lot 31 in Assessor's Block 3985 -- Request for Conditional Use Authorization to extend the termination date for an existing NON-CONFORMING COMMERCIAL ACTIVITY located within an RH-2 (House, Two-Family) District. The proposal is to extend the termination date for a non-conforming commercial activity at the subject property as set forth in Section 185 (of the Planning Code) from May 2, 2005 to May 2, 2018. No exterior alteration (other than painting and signage) is proposed.

6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.
NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

20. 92.228D (BERKOWITZ)
467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

21. 92.249D (BERKOWITZ)
669 RHODE ISLAND, east side between 18th and 19th Streets, Lot 5 in Assessor's Block 4031 - Request for Discretionary Review of Building Permit Application No. 9204462 for the construction of a three-story two-family house in an Rh-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
22. 92.243D (BERKOWITZ)
707 CORBETT, east side between Morgan Alley and Romain Street, Lot 18 in Assessor's Block 2755 - Informational presentation of Building Permit Application No. 9203871 for the construction of an additional story of occupancy on a single family house in an Rm-1 (Mixed-Residential/Low Density) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

CPC:698

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JUL 28 1992

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ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
July 30, 1992
ROOM 282, CITY HALL

NOTICE IS HEREBY GIVEN of an addition and correction to the Notice of Meeting and Calendar of the Regular Meeting of the San Francisco City Planning Commission for July 30, 1992.

1:30 P.M.

DIRECTOR'S REPORT (Calendar Addition)

- A1. (BLAZEJ/HORTON)
Discussion of proposed schedule for detailed review of complied Residential Conservation Control subjects.

6:00 P.M.

DISCRETIONARY REVIEW CALENDAR (Calendar Correction)

Items 21 & 22 on the calendar, 669 Rhode Island and 707 Corbett were withdrawn and should be replaced with:

- A2. 92.281D (BERKOWITZ)
661 - 46TH AVENUE, west side between Sutro Heights Avenue and Balboa Street, Lot 1A in Assessor's block 1594 -- Request for Discretionary Review of Building Permit Application No. 9202627 for the construction of an additional story of occupancy and rear yard addition to a house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
- A3. 92.255D (BERKOWITZ)
1863 - 25TH AVENUE, west side between Noriega and Ortega Streets, Lot 12 in Assessor's block 2062 -- Request for Discretionary Review of Building Permit Application No. 9203318 for the construction of an additional story of occupancy to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

CPC/698(7)

00.E: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 6, 1992
ROOM 282, CITY HALL
1:30 P.M.

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AUG 03 1992

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ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 87.081CPCPCPCS (SKIFFER)
OCEAN BEACH PARCEL FOUR, Great Highway and Balboa Street, Assessor's Block 1592.
A request for Conditional Use Authorization to amend a condition of a previous conditional use authorization as set forth in City Planning Commission Motion No. 13150 adopted August 15, 1991. The approval was for the fourth phase of a Planned Unit Development authorizing up to 61 housing units on 27 lots. The proposal is to extend the Performance Condition No. 2 in Exhibit A for up to five additional years, August 15, 1999, if property is used for a public purpose. The condition now requires that construction on Parcel Four commence by August 15, 1994.
(Continued from Regular Meeting of June 11, 1992)
(This item has been withdrawn)
2. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of July 9, 1992)
(Proposed for Continuance to September 3, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. TIER III (COLEMAN)
34 STRATFORD DRIVE, westside between Lyndhurst Drive and Wyton Lane, Lot 5 in Assessor's Block 7239---Informational presentation of Building Permit Application No. 9203936 an expansion to the rear containing a new kitchen in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
4. TIER III (COLEMAN)
3973 - 25TH STREET, southside between Church and Sanchez Streets, Lot 32 in Assessor's Block 6549---Informational presentation of Building Permit Application No. 9202760 to construct a one-story expansion to the rear and vertical addition on the existing structure in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
5. TIER III (BERKOWITZ)
707 CORBET AVENUE, east side between Morgan Alley and Romain Street, Lot 18 in Assessor's Block 2755 - Informational presentation of Building Permit Application No. 9203871 for the construction of a third story for a single family house in an RM-1 (Mixed-Residential, Low Density) district. This project is being brought to the Commission's attention pursuant to the Planning Commission Resolution No. 12044.
6. (BASH)
Informational presentation by staff on the status of the Mission Bay Housing program as requested by the Planning Commission in April 1992.

E. REGULAR CALENDAR

7. 91.121E (GITELMAN)
1051 TAYLOR STREET, GRACE CATHEDRAL - CLOSE ALTERATIONS Assessor's Block 246, Lot 1. PUBLIC HEARING ON THE DRAFT EIR. The proposed project would construct a new staircase to the Cathedral (with meeting rooms and a gift shop located below), a new approximately 19,000 sq. ft. Chapter House facing Sacramento Street, a landscaped courtyard and an underground parking structure (about 120 spaces) between the Cathedral and Sacramento Street, and approximately 11,400 sq. ft. in two additions to the Cathedral School for Boys. The project would require demolition of the Cathedral House which faces Taylor Street, elimination of the existing stairs to the Cathedral and the space beneath them, removal and/or relocation of portions of the Crocker Fence which partially surrounds the Cathedral property, and removal of the existing 65-space surface parking lot. The existing Diocesan House and the Cathedral proper would remain unchanged. Vehicle access to the site would be relocated from Sacramento Street to Taylor Street. NOTE: Comments on the Draft EIR will be accepted until the close of the Public Hearing.
8. (MONTANA)
INCLUSIONARY AFFORDABLE HOUSING POLICY
Consideration of amendments to the Commission's Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy, adopted by Motion No. 13062 on April 4, 1991, to include 1992 HUD income standards; amendments to the calculation of ownership prices; clarification of ten percent affordability goal; specification of a percent of median income rather than a range of median income for individual projects; and inclusion of uniform language tying the Guidelines to standardized Commission Motions and a Procedures Manual. The Commission will consider standard sample language for housing affordability requirements for Commission Motions and an accompanying Procedures Manual describing definitions of terms, pricing, marketing, reporting and enforcement procedures for required affordable housing unit.
9. 92.015C (MONTANA)
337-375 FELL STREET, southwest corner at Gough Street; lots 20A, 21, 27, 28 and 30 of Assessor's Block 832 -- Request for a Planned Unit Development pursuant to Section 304 of the Planning Code to construct a five story structure containing 82 low income affordable family size rental units on a 39,600 square foot vacant lot with up to 87 off-street parking spaces, up to 4,999 square feet of retail space and common open space in lieu of a rear yard; conditional use authorization is required for development on a lot greater than 10,000 square feet pursuant to Section 121.1 and for more than 3,000 square feet of non-residential space pursuant to Section 121.2 in a Hayes-Gough Neighborhood Commercial district and a 50-X height and bulk district.
(Continued from Regular Meeting of July 9, 1992)

10. 92.151L (MARSH)
2135 SUTTER STREET, Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

11. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 - Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of July 16, 1992)

12. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of July 16, 1992)

*THESE CASES WILL BE CALLED AND HEARD TOGETHER

13. 91.270D (COLEMAN)
226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of July 23, 1992)

6:30 P.M.

14. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Rear Yards.
This week's briefing by staff will focus on rear yards with explanation of basic concepts, measurement and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to rear yard controls only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.
15. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months.
(Continued from Regular Meeting of July 30, 1992)
16. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of July 30, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Copies of the proposed Residential Conservation Controls ordinance are available for \$12 at the Department of City Planning, 4th floor Reception Desk, between 8:00 a.m. and 5:00 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th floor, Room 502, from 10:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 5:00 p.m. weekdays.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

- | | |
|--------------|--|
| August 6 | General introduction explaining the ground rules.
Rear Yards
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 36-81</i> |
| August 13 | Height
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 81-95</i> |
| August 20 | Building Design and Appearance, Off-Street Parking
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 95-108 (Building Design) and pages 109-115 and 226-228 (Off-Street
Parking)</i> |
| August 27 | Notice and Permit Review Procedures
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 124-131</i> |
| September 3 | Miscellaneous topics such as definitions, Special Use Districts, amendments
to other sections of the Code.
<i>Recommended Review: to be determined</i>
Outline of procedures for adoption. |
| September 10 | Demolition (if the Commission wants another presentation on demolition)
<i>Recommended Review: Residential Conservation Controls (May 1992),
pages 120-124</i> |

This schedule is subject to changes. Please refer to the weekly calendar for updates.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 13, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 10 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.746E (GLASNER)
117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and 12. Appeal of Preliminary Negative Declaration. The proposed project would develop three currently vacant lots by constructing one three-unit townhouse on each for a total of nine new two-bedroom units. Nine off-street parking spaces would be provided.
(Proposed for Continuance to September 17, 1992)
2. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of July 23, 1992)
(Proposed for Continuance to September 10, 1992)
3. 92.055C (PAEZ)
698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of

Item 92.055C continued

and existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.

(Continued from Regular Meeting of July 23, 1992)

(Proposed for Continuance to Regular Meeting of August 27, 1992)

- 4a. 90.614ECS* PUBLIC HEARING CLOSED (MCDONALD)
2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.
- 4b. 92.303R and 92.304R* PUBLIC HEARING CLOSED (MCDONALD)
2601 NEWHALL STREET, east side between Williams and Egbert Avenues and South of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A request for two Master Plan Referrals to permit vacation of portions of Armstrong Avenue and Yosemite Avenue.
- *Both items were continued from Regular Meeting of June 18, 1992)
*(Both items are proposed for Continuance to August 27, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. TIER III (BLAUVELT)
1900 PIERCE STREET, at the corner of Pine and Pierce Streets, Lot 18 in Assessor's Block 655 -- Informational presentation of Building Permit Application No. 9207988 to add a garage with a door greater than 12 feet in width to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

AUGUST 13, 1992

6. Briefing on Draft Sutro Historic District Plan (SHOTLAND)
Informational briefing by Golden Gate National Recreation Area on the Draft Plan and Environmental Assessment for the Sutro Baths/Cliff House area, prepared by the National Park Service and consultants.
7. Update on Presidio Planning Process (KENDALL)
Status report by Golden Gate National Recreation Area and City staff on Presidio Planning and transition process. Responses to the National Park Service's "Call for Interest" to identify potential park partners at the Presidio, and schedule for preparation and release of the Presidio General Management Plan Amendment and EIS will be discussed.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

F. REGULAR CALENDAR

8. Presidio Planning Grant (KENDALL)
Consideration of resolution authorizing the Director of Planning to enter into, accept and expend funds through a contract with the Department of Interior, National Park Service for an amount not to exceed \$160,053 for Presidio Planning. Grant includes reimbursement of full time Presidio Planning Coordinator and additional Planning Department technical assistance and staff services.

3:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

9. 92.286D (COLEMAN)
2048 GREEN STREET, northside between Webster and Buchanan Streets, Lot 10 in Assessor's Block 541 -- Request for Discretionary Review of Building Permit Application No. 9113103S to construct a horizontal and vertical addition, merge a dwelling unit and add garage space in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
10. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of July 16, 1992)

- 11a. 92.305DV (PASSMORE)
2920 SACRAMENTO STREET, north side between Divisadero and Broderick Streets, Lot 13 in Assessor's Block 1004 -- Request for Discretionary Review of Building Permit Application No. 9207112 to construct a new single-family dwelling at the front of the lot, in an RH-2 (House, Two-Family) District. (There is an existing single-family dwelling at the rear of the subject property.)
a) Consideration of Discretionary Review
b) Discretionary Review hearing
- 11b. 92.305DV (PASSMORE)
2920 SACRAMENTO STREET, north side between Divisadero and Broderick Streets, Lot 13 in Assessor's Block 1004 -- Zoning Administrator's hearing of application for Variance from the rear yard and exposure requirements of Sections 134 and 140, respectively, of the Planning Code, in connection with the project described above. The proposed new building does not leave sufficient exposure for the existing house. In addition, the project proposes, under Building Permit Application No. 9205462, expansion of the existing rear house in the required rear yard area. (The Commission does not have jurisdiction over the variance; however, the Zoning Administrator will be present and testimony will be received on both the Discretionary Review and the Variance at this time. The Zoning Administrator's Hearing for the Variance was initially scheduled for July 29, 1992).

6:00 P.M.

12. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Height. This week's briefing by staff will focus on height with explanation of basic concepts, measurement and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to height controls only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

- August 13 Height
Recommended Review: Residential Conservation Controls (May 1992),
pages 81-95
- August 20 Building Design and Appearance, Off-Street Parking
Recommended Review: Residential Conservation Controls (May 1992),
pages 95-108 (Building Design) and pages 109-115 and 226-228
(Off-Street Parking)
- August 27 Notice of Permit Review Procedures
Recommended Review: Residential Conservation Controls (May 1992)
pages 124-131
- September 3 Miscellaneous topics such as definitions, Special Use Districts,
amendments to other sections of the Code.
Recommended Review: to be determined
Outline of procedures for adoption.
- September 10 Demolition (if the Commission wants another presentation on
demolition)
Recommended Review: Residential Conservation Controls (May 1992)
pages 120-124

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 20, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 17 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobsky.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

- 1a. 91.011CV (MILLER)
65 DORLAND STREET, south side between Dolores and Guerrero Streets,
Lot 78 in Assessor's Block 3578 - Request for authorization of
CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION
(First Covenant Church - Andersen Memorial Building) consisting of
new offices and classrooms over parking, also the subject of a
requested rear-yard variance, in an RH-3 (House, Three-Family)
District and a 40-X Height and Bulk District.

The Zoning Administrator will conduct a public hearing on the
following Variance application. Said public hearing will be
simultaneous with the public hearing by the City Planning Commission
on the conditional use request.

- 1b. 91.011ECV (MILLER)
65 DORLAND STREET, south side between Dolores and Guerrero Streets,
Lot 78 in Assessor's Block 3578 - Request for rear-yard variance -
Horizontal and vertical expansion of existing religious studies
classroom/office building (First Covenant Church - Andersen Memorial
Building) plus new ground floor off-street parking within the
required rear-yard area in an RH-3 (House, Three-Family) District and
a 40-X Height and Bulk District.

NOTE: ITEMS 1A AND 1B ARE PROPOSED FOR CONTINUANCE TO SEPTEMBER 10, 1992.

2. 92.115D (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007-- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Proposed for continuance to September 10, 1992)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Informational presentation and status report on Waterfront Land Use by Commissioner Levine. Commissioner Levine is a member of the Waterfront Land Use Advisory Board. The presentation will cover the just completed phase I, "Water Dependent Uses."

D. DIRECTOR'S REPORT

4. TIER III (COLEMAN)
697 RHODE ISLAND STREET, east side between 18th and 19th Streets, Lot 4B in Assessor's Block 4031 - Informational presentation of Building Permit Application No. 9200843 for the construction of a three story, two-unit building in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
5. (BADINER)
185 BERRY STREET, north side between 3rd and 4th Street. Lot 5 in Assessor's Block 3803. China Basin Building. -- Informational presentations of proposed replacement of the fire-destroyed wharf along China Basin Channel.

E. REGULAR CALENDAR

6. 89.501 (AHMADI/SAHM)
TRANSAMERICA III - PROP. K DETERMINATION - 545 SANSOME STREET, Assessor's Block 207, lots 35 and 36 and parts of 32, 33 and 37.

Item 89.501 continued

Determination of significance of the shadow impact of the proposed 10 story office building at 545 Sansome Street on Maritime Plaza, a Recreation and Park Department property, pursuant to Section 295 of the City Planning Code

7. 89.501E (SAHM)
545 SANSOME STREET/501 WASHINGTON STREET, Lots 35, 36 and parts of 32, 33 and 37 in Assessor's Block 207; Certification of Final Environmental Impact Report for Transamerica III, a proposed ten-story building containing about 136,000 square feet of office space, about 12,600 square feet of retail space and about 21,500 square feet of parking space; including landscaping Mark Twain Alley pedestrian mall and redesigning the Redwood Park open space. PUBLIC HEARING CLOSED
8. 91.587E (GITELMAN)
1028 HOWARD STREET AFFORDABLE HOUSING, Assessor's Block 3726, Lots 13 and 15, APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 30-unit apartment building on Howard Street, between 6th and 7th Streets. 30 off-street spaces and approximately 650 sq. ft. of commercial space would be located at ground level.
9. 91.586E (GITELMAN)
6th AND MINNA STREET AFFORDABLE HOUSING, Assessor's Block 3726, Lots 4, 100, and 113. APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project would construct a 24-unit apartment building at the corner of 6th and Minna Streets. 24 off-street parking spaces and approximately 1,000 sq. ft. of commercial space would be located at ground level.
10. 91.122ES (MILLER)
852 BRUNSWICK, southeast side between Oliver and Acton Streets (partly in Daly City), Lots 16, 17 and 18 in Assessor's Block 6472 - Request for RESUBDIVISION OF THREE LOTS INTO SEVEN lots requiring public hearing to consider consistency with the Master Plan and compliance with the City Planning Code, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

3:30 P.M.

11. 92.272BX (BADINER)
255 KING STREET, block bounded by King, Third, Berry and Fourth Streets, Assessor's Block 3895, Lot 2 - Request for Project Authorization under the Office Development Limitation Program (Annual Limit) for up to 363,000 square feet of office space. The project consists of an eight floor building containing up to 363,000 square feet of office, approximately 18,525 square feet of retail, approximately 5,400 square feet of child care and up to 200 parking spaces. The net addition of office square footage subject to the child care requirements is 362,782 square feet.

Item 92.272BX continued

The Mission Bay Environmental Impact Report ("EIR") is a program EIR pursuant to Section 15168 of the California Environmental Quality Act ("CEQA"). This building is within the scope of the Mission Bay program EIR and was adequately described, for the purposes of CEQA, in the program EIR. This finding is supported by an Initial Study and EIR Addendum, "Mission Bay Phase I Office Building," prepared pursuant to Sections 15168 (c)(4) and 15164 of CEQA.

12. 90.378C (BADINER)
2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51: Request for Conditional Use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 residential hotel units to 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

5:30 P.M.

13. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Building Design and Appearance, and Off-Street Parking. This week's briefing by staff will focus on building design and appearance, and off-street parking with an explanation of basic concepts and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the '78 Code and NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to building design and appearance, and off-street parking controls only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment

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(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

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 pages 95-108 (Building Design) and pages 109-115 and 226-228
 (Off-Street Parking)
- August 27 Notice and Permit Review Procedures
 Recommended Review: Residential Conservation Controls (May 1992)
 pages 124-131
- September 3 Miscellaneous topics such as definitions, Special Use Districts,
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CPC:704

NOTICE OF SPECIAL MEETING
OF THE
— SAN FRANCISCO
CITY PLANNING COMMISSION
THURSDAY,
AUGUST, 27, 1992
CITY HALL, ROOM 282
11:30 A.M.

11:30 A.M.

EXECUTIVE SESSION - The Commission will meet to discuss personnel matters as they relate to the appointment of a Director of Planning.

Adjournment

DOCUMENTS DEPT.

AUG 25 1992

SAN FRANCISCO
PUBLIC LIBRARY

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 27, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 25 1992
SAN FRANCISCO
PUBLIC WORKS DEPT.

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.425D (BERKOWITZ)
1020 CHURCH STREET, west side between 22nd and 23rd Streets, Lot 4 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 9206485 for the construction of a four story, two-unit residential building in an RM-1 (Mixed-Residential, Low Density) district
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for continuance to September 17, 1992)
2. 92.474D (BERKOWITZ)
2941 CLAY STREET, south side between Broderick and Divisadero Streets, Lot 29 in Assessor's Block 1004 - Request for Discretionary Review of Building Permit Application No. 9212536 for the installation of a kitchen window in a single family house in an RH-2 (House, Two-Family) district
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for continuance to September 17, 1992)

B. PUBLIC COMMENT

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Public Comment continued:

already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. (ARCE)
437 CAPP STREET, east side of Capp Street, between 19th and 20th Streets, Lot 40 in Assessor's Block No. 3595 -- Request for authorization to demolish an architecturally significant building, replacing it with a new structure three stories over garage containing three dwelling units (two three bedroom units and one two bedroom unit) and four off-street parking spaces.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

4. 92.272BX (BADINER)
255 KING STREET, block bounded by King, Third, Berry and Fourth Streets, Assessor's Block 3895, Lot 2 - Request for Project Authorization under the Office Development Limitation Program (Annual Limit) for up to 363,000 square feet of office space. The project consists of an eight floor building containing up to 363,000 square feet of office, approximately 18,525 square feet of retail, approximately 5,400 square feet of child care and up to 200 parking spaces. The net addition of office square footage subject to the child care requirements is 362,782 square feet.

The Mission Bay Environmental Impact Report ("EIR") is a program EIR pursuant to Section 15168 of the California Environmental Quality Act ("CEQA"). This building is within the scope of the Mission Bay program EIR and was adequately described, for the purposes of CEQA, in the program EIR. This finding is supported by an Initial Study and EIR Addendum, "Mission Bay Phase I Office Building," prepared pursuant to Sections 15168 (c)(4) and 15164 of CEQA.
(Continued from Regular Meeting of August 20, 1992)

NOTE: ON AUGUST 20, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

2:00 P.M.

F. REGULAR CALENDAR

5. (BLAZEJ)
Overview on the Mission and Strategic Goals for San Francisco Public Library by Kenneth Dowlin, City Librarian.

6. (BASH)

HAZARDOUS WASTE FACILITY, Consideration of Hazardous Waste Facility Review Budget and Schedule, and procedures by which to appoint members to a Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept
1) increasing amounts of household hazardous waste and
2) certain business hazardous wastes.

7. Informational presentation on the Department's neighborhood planning activities.

A. SOUTH BAYSHORE/HUNTERS POINT PLAN (LABRIE)

8. (KOHLSRAND)

TRANSPORTATION AUTHORITY STRATEGIC PLAN, the San Francisco County Transportation authority is developing a 7-year Strategic Plan to outline an expenditure program for the dedicated 1/2 cent transportation sales tax fund for FY 1992/93 - FY 1998/99. The authority staff will summarize plan recommendations and implications for the TSM programs administered by the Department of City Planning.

9. (SHOTLAND)

RECREATION TRAILS, Informational Presentation on the Ridge and Bay Trails in San Francisco. Staff will present background information and draft trail alignment plan for the two regional recreational trails within San Francisco, and draft text to amend the Recreational and Open Space element, by adding new language on recreational trails. No Commission action is requested at this time.

10. 92.055C (PAEZ)

698 PRECITA AVENUE, southwest corner at York Street, Lot 1 in Assessor's Block 5514. Request for authorization of a conditional use to establish a live/work unit within the ground floor portion of and existing residential building located in an RH-2 (Residential, House, Two-Family) District within the Bernal Heights Special Use District.

(Continued from Regular Meeting of August 13, 1992)

5:00 P.M

11a. 90.614ECS* PUBLIC HEARING CLOSED (MCDONALD)

2601 NEWHALL STREET, east side between Williams and Egbert Avenues and south of Egbert Avenue adjacent to the Southern Pacific Railroad right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB5422A, Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB5431A. A request for Conditional Use Authorization for a Planned Unit Development and a subdivision to allow the construction of 259 single-family dwellings on 259 individual lots with exceptions from Planning Code requirements for minimum lot frontage, minimum lot width, minimum lot area, minimum rear yard depth and obstructions into the required rear yard in an M-1 (Light Industrial) District with a 65-J height and bulk designation.

- 11b. 92.303R and 92.304R* PUBLIC HEARING CLOSED (MCDONALD)
2601 NEWHALL STREET, east side between Williams and Egbert Avenues
and South of Egbert Avenue adjacent to the Southern Pacific Railroad
right-of-way, Lot 9 in Assessor's Block (AB) 5417, Lot 2 in AB 5422A,
Lots 2, 3, 4, 5 and 9 in AB 5248A and Lots 1A and 1Z in AB 5431A. A
request for two Master Plan Referrals to permit vacation of portions
of Armstrong Avenue and Yosemite Avenue.
*(Both items were continued from Regular Meeting of August 13, 1992)

5:30 P.M.

12. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Off-Street
Parking, and Notice and Permit Review Procedures. This week's
briefing by staff will focus on Off-Street Parking, and Notice and
Permit Review Procedures with an explanation of basic concepts and
definitions, description of the proposed controls, alternative
approaches, a comparison of the proposal to the '78 Code and NCIC,
and implications of the regulations. The Commission may ask
questions of staff and the public, discuss the issues presented and
direct staff to consider and/or examine changes to the ordinance as
initiated. There will be opportunity for public comment which will
be limited to Off-Street Parking, and Notice and Permit Review
Procedures only. Previous public testimony has been recorded and
will be considered in making a decision in the future. Repeating
previous testimony is discouraged.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications
may be appealed to the Board of Supervisors within 30 days. Call (415)
554-5184 for information. Commission actions after Discretionary Review may
be appealed to the Board of Permit Appeals within 15 days of actions by the
Central Permit Bureau. Call (415) 554-6720 for information. Zoning
Administrator action on a Variance application may be appealed to the Board of
Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda
Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall)

- August 27 Off-Street Parking, and Notice and Permit Review Procedures
Recommended Review: Residential Conservation Controls (May
1992), pages 109-115 and 226-228 (Off-Street Parking) and pages
124-131 (Notice and Permit Review Procedures).
- September 3 Miscellaneous topics such as definitions, Special Use Districts,
amendments to other sections of the Code.
Recommended Review: to be determined
Outline of procedures for adoption.

September 10 Demolition
Recommended Review: Residential Conservation Controls (May 1992)
pages 120-124

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC:705

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 3, 1992
ROOM 282, CITY HALL
3:00 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

AUG 31 1992

SAN FRANCISCO
PUBLIC WORKS DEPT.

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

3:00 P.M.

A. ITEMS TO BE CONTINUED

1. 1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
(Proposed for Continuance to October 8, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

2. (ARCE)
437 CAPP STREET, east side of Capp Street, between 19th and 20th Streets, Lot 40 in Assessor's Block No. 3595 -- Request for authorization to demolish an architecturally significant building, replacing it with a new structure three stories over garage containing three dwelling units (two three bedroom units and one two bedroom unit) and four off-street parking spaces.
(Continued from Regular Meeting of August 27, 1992)
3. TIER III (COLEMAN)
1030 FRANCISCO STREET, northside between Polk and Larkin Streets, Lot 2A in Assessor's Block 476 -- Informational presentation of Building Permit Application No. 9207922 to replace an existing deck at the rear of the building. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
4. TIER III (COLEMAN)
103 DORANTES, northwest side between Montalvo and Magellan Avenues, Lot 26 in Assessor's Block 2884 - Informational presentation of Building Application No. 9206717 to construct a horizontal extension to the rear at three levels. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
5. TIER III (COLEMAN)
478 DEWEY STREET, southwest side between Pacheco and Plaza Streets, Lot 16 in Assessor's Block 2864 - Informational presentation of Building Permit Application No. 9120135 to construct a third story addition that will be setback 16'-9" from the front building wall. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR

6. 90.239X (BADINER)
421 POWELL STREET, northwest corner of Post and Powell Streets - Lot 6 in Assessor's Block 296 - Request to modify Motion No. 12090 approved by the City Planning Commission on December 13, 1990 to allow signage above the ground floor and to permit further minor modifications to the project to be approved administratively as permitted under Planning Code Section 309 for a project within the C-3-R (Downtown Commercial, Retail) District, an 80-130-X Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.

The project approved by Motion No. 12090 consisted of the renovation of a Category IV Preservation Building.

3:30 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

7. 92.408D (COLEMAN)
551-553 - 29TH STREET, southside, between Noe and Castro Streets, Lot 36 in Assessor's Block 6630 -- Request for Discretionary Review of Building Permit Application No. 9207436S for a horizontal extension to the rear in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
8. 92.463D (COLEMAN)
2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 feet satellite dish antenna in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing

4:30 P.M.

9. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Miscellaneous Topics. This week's briefing by staff will focus on Potential for illegal dwelling units (Section 415(f) on page 33); Rehabilitation of noncomplying structures (Section 188(e) on page 264; Changes to the Special Use Districts (Nob Hill, Dolores Heights and Bernal Heights Special Use Districts, Section 238, 241 and 242 on pages 296-313); General remarks about Definitions, Section 497 (pages 135-148) and Sec. 102.8 Family (page 151); and Revised language of Section 181(c) concerning Nonconforming Uses (pages 242-244). The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to those topics listed above only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the weekly calendar for the scheduled time.)

- September 3 Miscellaneous topics such as potential for illegal dwelling units, definitions, Special Use Districts, and amendments to other sections of the Code.
Recommended Review: see under item #9
- September 10 Demolition
Recommended Review: Residential Conservation Controls (May 1992) pages 120-124
- September 17 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.
- The public is invited to suggest additional topics to be covered. These requests should be in writing to the City Planning Commission and sent to the attention of Inge Horton. They have to be received by September 9, at 5 p.m. On September 10, the Commission will review the suggestions and decide which topics are appropriate for a workshop.

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

DOCUMENTS DEPT.

SEP 8 1992

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 10, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary
Negative Declaration on the proposed Residential Conservation
Controls. The negative declaration will be amended prior to the
hearing to reflect changes that have been proposed for these controls.
(Proposed for Continuance to October 15, 1992)
2. 91.011CVE (MILLER)
65 DORLAND AVENUE, south side between Dolores and Guerrero Streets,
Lot 78 in Assessor's Block 3578 - Request for authorization of
CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION
(First Covenant Church - Andersen Memorial Building) consisting of
new offices and classrooms over parking, also the subject of a
requested rear-yard variance, in an RH-3 (House, Three-Family)
District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 22, 1992)

3. 92.390C (LINDSAY)
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.
(Proposed for Continuance to October 22, 1992)
4. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.
(Proposed for Continuance to October 8, 1992)
5. 92.228D (BERKOWITZ)
467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed for Continuance to September 24, 1992)

6. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)
2051-55 VALLEJO STREET, northside between Laguna and Buchanan
Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary
Review of Building Permit Application No. 9123537 to construct a new
roof deck at the attic level of the existing three family dwelling in
an RM-2 (Mixed, Medium Density) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Proposed for Continuance to October 24, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

7. TIER III (COLEMAN)
3575 - 22ND STREET, southside between Church and Chattanooga Streets,
Lot 40 in Assessor's Block 3629 -- Informational presentation of
Building Permit Application No. 9209103 for construction of a
horizontal extension to the rear containing a breakfast room in an
RH-2 (House, Two-Family) district. This project is being brought to
the Commission's attention pursuant to Planning Commission Resolution
No. 12044.
8. TIER III (COLEMAN)
1044 MUNICH STREET, westside, between Cordova and Rolph Streets, Lot
9 in Assessor's Block 6443 -- Informational presentation of Building
Permit Application No. 9208893 to construct a horizontal extension to
the rear in an RH-1 (House, One-Family) district. This project is
being brought to the Commission's attention pursuant to Planning
Commission Resolution No. 12044.
9. TIER III (PASSMORE/BLAUVELT)
3212 JACKSON STREET, between Presidio Avenue and Walnut Street, Lot 6
in Assessor's Block 973 -- Informational presentation of Building
Permit Application No. 9210221 to construct a rear addition to
the existing single-family dwelling. This project is being brought
to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.

10. TIER III (PASSMORE/BLAUVELT)
45 TERESITA BOULEVARD, between Fowler Avenue and Juanita Way, Lot 19 in Assessor's Block 2901A - Informational presentation of Building Permit Application No. 9209925 to add a rear deck to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
11. TIER III (PASSMORE/BLAUVELT)
59 CAYUGA AVENUE, between Lyell and Rousseau Streets, through lot to Alemnay Boulevard, Lot 15 in Assessor's Block 6786 - Informational presentation of Building Permit Application No. 9205068 to add a garaged to the rear and a new second story to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

E. REGULAR CALENDAR

12. (MONTANA)
Guidelines for the Application of San Francisco's Inclusionary Affordable Housing Policy, consideration of adoption of amendments to include 1992 HUD income standards; amendments to the calculation of ownership prices; clarification of ten percent affordability goal; specification of a percent of median income rather than a range of median income for individual projects; and inclusion of uniform language tying the Guidelines to Commission Motions and a Procedures Manual. In addition, the Commission will consider standard sample language for housing affordability requirements for Commission Motions and an accompanying Procedures Manual describing definitions of terms, pricing, marketing, reporting and enforcement procedures for affordable housing units.
13. 92.340C (MILLER)
1821-31 SILLIMAN, south side between Valmar Terrace and Madison Street, Lot 39 through 42 in Assessor's Block 5943 and Lot 9 in Assessor's Block 5945 - Request for authorization of CONDITIONAL USE to establish two RESIDENTIAL CARE FACILITIES, each with six residents, in adjoining houses (1821 and 1823 Silliman Street) operated jointly with an existing six-bed residential care facility at 1831 Silliman Street, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

3:00 P.M.
SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

14. 91.270D (COLEMAN)
226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of August 6, 1992)
15. 92.115D (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007-- Request for Discretionary Review of Building Permit Application No. 92027645 to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Continued from Regular Meeting of August 20, 1992)
16. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of August 13, 1992)

17. (BLAUVELT)
500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary Review of Building Permit Application No. 9200474 to construct an addition to the existing two-story, single-family dwelling, in an RH-1 (D) (House, One-Family, Detached). The project sponsor proposes to construct either a new third story or a two-story rear addition.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:00 P.M.

18. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D)-Workshop on Demolition.
This week's briefing by staff will focus on demolition with an explanation of basic concepts and definitions, description of the proposed controls, alternative approaches, a comparison of the proposal to the NCIC, and implications of the regulations. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to demolition only. Previous public testimony has been recorded and will be considered in making a decision in the future. Repeating previous testimony is discouraged.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS
(The workshops will be held generally at 6 p.m. in room 282 of City Hall, please refer to the weekly calendar for the scheduled time.)

- September 10 Demolition
Recommended Review: Residential Conservation Controls (May 1992)
pages 120-124
- September 24 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.

Schedule of Workshops continued

The public is invited to suggest additional topics to be covered. These requests should be in writing and addressed to the City Planning Commission and sent to the attention of Inge Horton. They have to be received by September 9, at 5 p.m. On September 10, the Commission will review the suggestions and decide which topics are appropriate for a workshop.

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

CPC: 7

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7/92
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 17, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

SEP 14 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.746E (GLASNER)
117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and 12. Appeal of Preliminary Negative Declaration. The proposed project would develop three currently vacant lots with nine new two-bedroom units and nine off-street parking spaces.
(Proposed for Continuance to September 24, 1992)
2. 91.746C (HART)
117-127 DIVISADERO STREET, west side between Duboce Avenue and Waller Street; Lot 11 and 12 in Assessor's Block 1259 -- Request for Conditional Use authorization to permit two lots to be merged into one lot and allow the construction of one dwelling unit for each 1,000 square feet of lot area (Section 209.1(h)).
(Proposed for Continuance to September 24, 1992)
3. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the Residential Conservation Controls as interim controls for a period not to exceed 6 months.
(Proposed for Continuance to October 1, 1992)

4. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Consideration of the
Residential Conservation Controls as permanent controls. (For a
description of the ordinance see 92.287ET above)
(Proposed for Continuance to October 1, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. Consideration of Resolution of Intent to Initiate a Fee Surcharge to Cover Department's Share of Costs to Acquire 1660 Mission Street to house the Department and other City agencies.

6. (ARCE)
437 CAPP STREET, east side of Capp Street, between 19th and 20th Streets, Lot 40 in Assessor's Block No. 3595 -- Request for authorization to demolish an architecturally significant building, replacing it with a new structure three stories over garage containing three dwelling units (two three bedroom units and one two bedroom unit) and four off-street parking spaces.
(Continued from Regular Meeting of September 3, 1992)

7. (HORTON)
Discussion of Topics for Residential Conservation Controls Workshop on September 24, 1992.

E. REGULAR CALENDAR

8. 92.005Q (L.SCOTT)
1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in Assessor's Block 523 - Five unit residential condominium conversion subdivision, review for consistency with the Master Plan in an RM-2 (Mixed Residential, Moderate Density) District.
(Continued from Regular Meeting of July 30, 1992)

9. 90.150C (NIXON)
31 HOWTH STREET, east side between Ocean and Geneva Avenues, Lot 12A
in Assessor's Block 6944 - Request for conditional use approval to
allow three dwelling unit on a single 4,994 square foot lot pursuant
to Planning Code Section 209.1 (g) which permit up to one dwelling
unit for each 1,500 square feet of lot area. The proposal is to
remove one illegal dwelling unit and legalize two currently illegal
dwelling unit for a total of three dwelling units on the property.
The lot is located within an RH-2 (House, Two-Family) District and a
40X height and bulk District.

The project requires a variance for (i) providing only two of the
three required parking paces and (ii) legalization of a dwelling unit
constructed within the required rear yard. The variance request will
be heard by the Zoning Administrator concurrently with the
conditional use hearing.

10. 90.150V (NIXON)
31 HOWTH STREET, eastside between Ocean and Geneva Avenues; Lot 12A
in Assessor's Block 6948 in an RH-2 (House, Two-Family) District.

REAR YARD VARIANCE SOUGHT: The proposal is to legalize a one-story
single family structure constructed entirely within the required rear
yard, 67 years ago, without benefit of a building permit.

Section 134 of Planning Code requires a minimum rear yard depth of
61.65 feet deep lot. The 22 feet deep by 28 feet wide building
leaves 24 feet of unobstructed rear yard area at the rear of the lot
and approximately 14.35 of ubnostructed rear yard area the mid-point
of the lot.

PARKING VARIANCE SOUGHT: The proposal is to provide two on-site
parking spaces where three are required. Two independently
accessible spaces will be provided in the garage of the proposed
duplex at the front of the lot.

Section 151 of the Planning Code requires one independently
accessible parking space of 160 square feet for each dwelling unit.

11. 90.851C (NIXON)
4126 - 17TH STREET, northside between Castro and Douglass Streets,
Lot 28 in Assessor's Block 2623 - Request for Authorization of
Conditional Use to construct five dwelling units on a lot containing
5,500 square feet of area as allowed in Section 209.1(h). The
proposal is to demolish the existing single family structure and
construct five dwelling units. The new building would have a three
story over garage two unit portion near the front of the lot
separated by an approximately 17-foot deep courtyard from the four
story above grade three unit rear section. The subject property is
zoned RH-3 (Residential, House, Three-Family) District with a 40-X
Height and Bulk District
(Continued from Regular Meeting of June 18, 1992)

3:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 3:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

12. 92.425D (BERKOWITZ)
1020 CHURCH STREET, west side between 22nd and 23rd Streets, Lot 4 in Assessor's Block 3628 - Request for Discretionary Review of Building Permit Application No. 9206485 for the construction of a four story, two-unit residential building in an RM-1 (Mixed-Residential, Low Density) district
a) Consideration of Discretionary Review
b) Discretionary Review hearing
13. 92.474D (BERKOWITZ)
2941 CLAY STREET, south side between Broderick and Divisadero Streets, Lot 29 in Assessor's Block 1004 - Request for Discretionary Review of Building Permit Application No. 9212563 for the installation of a kitchen window in a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
14. 92.442D (BERKOWITZ)
546 TERESITA BLVD., west side between Bella Vista and Arroyo Ways Lot 8 in Assessor's Block 2966A - Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
15. 92.410D (BERKOWITZ)
3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

4:30 P.M.

16. 92.260C (GREEN)
601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 50 in Assessor's Block 1743 - Request for Conditional use Authorization to modify an existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2 (House, Two-Family) District. The proposal is to modify the existing non-conforming automotive gas station by adding retail sale of food items and other non-auto related items within the station building. Also, included in the proposal are architectural changes such as new canopies and gas pump dispensers.
(Continued from Regular Meeting of July 30, 1992)
17. 92.259C (GREEN)
3913 - 24TH STREET, south side between Sanchez and Noe Streets; Lot 39 in Assessor's Block 6508 -- Request for Conditional Use Authorization to add OTHER ENTERTAINMENT (as defined by Section 790.38 of the Planning Code) to an existing Large Self Service Cafe/Delicatessen Restaurant located within the 24th Street Noe Valley Neighborhood Commercial District. The proposal is to add live entertainment in the form of non-amplified acoustical music, improvisational performances, and poetry reading to the existing restaurant which seats up to 49 persons in approximately 1,100 square feet of area. The performances would take place during normal dining hours.
(Continued from Regular Meeting of July 23, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

Schedule of Workshops on the RESIDENTIAL CONSERVATION CONTROLS
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the weekly calendar for the scheduled time)

September 24 The Commission will hold one additional workshop on items directly related to the Residential Conservation Controls but not yet covered or not covered in sufficient detail.

This schedule is subject to changes. Please refer to the weekly calendar for updates.

In addition to a two-page summary of the proposed Residential Conservation Controls, copies of the full text of the proposed ordinance are available for \$12 at the Department of City Planning, 4th Floor Reception Desk, between 8 a.m. and 5 p.m. weekdays. The proposal may also be reviewed at the Main Library and all Branch Libraries and at the Zoning Information Counter at the Department of City Planning, 5th Floor, Room 502, from 10 a.m. to 12 a.m. and from 1 p.m. to 5 p.m. weekdays.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 24, 1992
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

SEP 22 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 91.548M (SHOTLAND)
Proposal to amend the Recreational and Open Space Element of the Master Plan, revising Regional and Citywide Policies and Maps on Recreational Trails to incorporate the Bay and Ridge Trails into the Master Plan.
(Proposed for Continuance to October 1, 1992)
2. 92.463D (COLEMAN)
2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 feet satellite dish antenna in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Proposed for Continuance to October 22, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing,

Public Comment continued

your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. Consideration of Resolution of Intent to Initiate a Fee Surcharge to Cover Department's Share of Costs to Acquire 1660 Mission Street to house the Department and other City agencies.
4. 90.599ECTZ (GREEN)
645 HAIGHT STREET, Presentation of revisions to previously authorized housing project on site over 10,000 sq. ft. in an NC-1 District.

2:00 P.M.

E. REGULAR CALENDAR

5. (BLAZEJ)
Presentation and Discussion of the Department's Work Program and Budget — Pursuant to the Mayor's Request that the Department delete positions, cut costs and/or generate new revenue to achieve a budget saving of \$490,000 for Fiscal Year 1992/93.
6. (BASH)
Consideration of District and Qualifications of Persons Interested in Appointment by the City Planning Commission to a Hazardous Waste Facility Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept
 - 1) increasing amounts of household hazardous waste and
 - 2) certain business hazardous wastes.
7. 92.327C (HING)
2625 MISSION STREET, east side between 22nd and 23rd Streets; Lot 29 in Assessor's Block 3687 - Request for Conditional use Authorization to establish a Small-Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the NC-3 (Moderate-Scale) Neighborhood Commercial District/Mission Street Fast Food Subdistrict. The proposal is to convert 90 sq. ft. of space in an existing retail clothing store to a self-service ice cream shop by installing a counter and service area. The establishment has a total floor area of approximately 2,000 sq. ft.
8. 91.746E (GLASNER)
117-133 DIVISADERO STREET, Assessor's Block 1259, Lots 10, 11, and 12. Appeal of Preliminary Negative Declaration. The proposed project would develop three currently vacant lots by constructing one three-unit townhouse on each for a total of nine new two-bedroom units. Nine off-street parking spaces would be provided.
(Continued from Regular Meeting of September 17, 1992)

9. 91.746C (HART)
117-127 DIVISADERO STREET, west side between Duboce Avenue and Waller Street; Lots 11, and 12 in Assessor's Block 1259 -- Request for Conditional Use authorization to permit two lots to be merged into one lot and to allow the construction of dwellings at a density ratio up to one dwelling unit for each 1,000 square feet of lot area in an RH-3 (House, Three-Family) District with a 40-X height and bulk designation (Section 209.1(h) of the Planning Code). The proposal is to construct six units in a single building, designed to have the identity of two four-story buildings.
(Continued from Regular Meeting of September 17, 1992)
10. 91.746D (HART)
129-133 DIVISADERO STREET, west side between Duboce Avenue and Waller Street, Lot 10 in Assessor's Block 1259 - Request for Discretionary Review of Building Permit Application No. 9121702 to construct three dwelling units in a three story over garage building in an RH-3 (House, Three-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review hearing

4:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

11. 92.115D (COLEMAN)
337 MOLIMO DRIVE, westside, near Bella Vista Way, Lot 19 in Assessor's Block 3007-- Request for Discretionary Review of Building Permit Application No. 9202764S to construct a two story extension to the rear and to add a story in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Continued from Regular Meeting of September 10, 1992)
12. 91.270D (COLEMAN)
226 ONEIDA AVENUE, northside between Delano and Otsego Avenues Lot 90 in Assessor's Block 6951 - Request for Discretionary Review of Building Permit Application No. 9016905 to move the existing house at 226 Oneida to the rear corner (south) of the mid-block vacant lot. The building will be shortened by 10 feet at the rear. There will be a permanent easement for vehicular access through the 226 Oneida parcel in a RH-1 (House One-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 10, 1992)

13. 92.2428D (BERKOWITZ)
467 TEXAS STREET, east side between 19th and 20th Streets, Lot 16 in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 9202128 to partially enclose a second story rear yard deck for a single family house in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting September 10, 1992)
14. 92.442D (BERKOWITZ)
546 TERESITA BLVD., west side between Bella Vista and Arroyo Ways Lot 8 in Assessor's Block 2966A - Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 17, 1992)
15. 92.410D (BERKOWITZ)
3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 17, 1992)

6:00 P.M.

16. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) - Workshop on Front Setbacks, Design Review Procedures, Census Statistics about Growing Household Size, Summary of Public Comment received during the Workshops, and Staff Recommendations. This week's briefing will focus on the topics mentioned above. The Commission may ask questions of staff and the public, discuss the issues presented and direct staff to consider and/or examine changes to the ordinance as initiated. There will be opportunity for public comment which will be limited to the above topics. Repeating previous testimony is discouraged.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 1, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

SEP 28 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.493C (MONTANA)
103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of Assessor's Block 3777 - Request for Conditional Use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.
(Proposed for Continuance to November 5, 1992)
2. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for period not to exceed 6 months.
(Continued from Regular Meeting of August 6, 1992)
(Proposed for Continuance to October 29, 1992)
3. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of Residential Conservation Controls as permanent controls. (For a description of the ordinance see 92.287ET above)
(Continued from Regular Meeting of August 6, 1992)
(Proposed for Continuance to October 29, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORTE. REGULAR CALENDAR

4. 90.378C (BADINER)
2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51: Request for Conditional Use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 residential hotel units to 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
- 5a. 92.512D (SCOTT)
2400 STEINER STREET, northeast corner of Steiner and Washington Streets, Lot 17 in Assessor's Block 606 - Building Permit Application 9209167 to merge a first story and a second story unit in an existing five unit dwelling in an RM-1 (Mixed Residential, Low Density) District.
- 5b. 2400 STEINER STREET, northeast corner of Steiner and Washington Streets, Lot 17 in Assessor's Block 606 - Informational presentation of Building Permit Application 9209167 to add two garage doors, each 8 feet wide (total 16 feet) on the Washington Street side in an RM-1 (Mixed Residential, Low Density) District. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
6. 91.548M (SHOTLAND)
Proposal to amend the Recreation and Open Space Element of the Master Plan, revising Regional and Citywide Policies and Maps on Recreational Trails to incorporate the Bay Trail, Ridge Trail, and Coastal Trail into the Master Plan.
(Continued from Regular Meeting of September 24, 1992)

3:00 P.M.

7. 92.389C (HING)
582 CASTRO STREET, west side between 18th and 19th Streets; Lot 13 in Assessor's Block 2695 -- Request for Conditional Use Authorization to allow an existing commercial retail tenant to occupy floor area in excess of 2,500 square feet (Planning Code Section 121.2) within the Castro Street Neighborhood Commercial District. The proposal is to alter the interior of an existing three story building to permit by constructing a connecting interior stairway between the first and second floors resulting in occupancy by a single tenant.
8. 92.373C (HING)
1713 TARAVAL STREET, south side between 27th and 28th Avenues; Lot 44A in Assessor's Block 2398 -- Request for Conditional Use Authorization to expand an existing Full Service Restaurant (as defined by Section 790.92 of the Planning Code) in the NC-2/Taraval Street Restaurant and Fast Food Subdistrict. The proposal is to enlarge the establishment by adding floor area to the rear, creating a new kitchen, and expanding the seating capacity from 25 to 49 persons. The total floor area will increase from 525 square feet to approximately 1,295 square feet.
9. 92.315C (GREEN)
OCEAN BEACH, southeast corner of intersection of Great Highway and Cabrillo Street; Lot 4 in Assessor's Block 1692 - Request for Conditional Use Authorization to amend a Planned Unit Development previously authorized as set forth in City Planning Commission Motion No. 8365 within an NC-1 (Neighborhood Commercial Cluster) District. The project involves a request to amend the previously approved project by enlarging an existing unoccupied restaurant from the authorized size of 6,000 square feet to approximately 8,300 square feet in size. Also, the project includes a request to relandscape and add signage to the public right-of-way of Cabrillo Street adjacent to the property.
10. 92.260C (GREEN)
601 LINCOLN WAY, southwest corner of 7th Avenue; Lot 50 in Assessor's Block 1743 - Request for Conditional use Authorization to modify an existing NON-CONFORMING AUTOMOTIVE GAS STATION located within an RH-2 (House, Two-Family) District. The proposal is to modify the existing non-conforming automotive gas station by adding retail sale of food items and other non-auto related items within the station building. Also, included in the proposal are architectural changes such as new canopies and gas pump dispensers.
(Continued from Regular Meeting of September 17, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC: 711

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0/8/92 (Cancellation)

NOTICE OF CANCELCATION
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 8, 1992

DOCUMENTS DEPT.
OCT 05 1992
SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTICE IS HERE BY GIVEN THAT AT ITS REGULAR MEETING ON THURSDAY, OCTOBER 1, 1992, THE SAN FRANCISCO CITY PLANNING COMMISSION CANCELED THEIR NEXT MEETING FOR OCTOBER 8, 1992 BY A VOTE OF 6-0 WITH COMMISSIONER BOLDRIDGE ABSENT. BY ITS ACTION, THE COMMISSION CONTINUED THE SCHEDULED ITEMS FOR OCTOBER 8, 1992, AS INDICATED BELOW. THE NEXT REGULAR MEETING OF THE PLANNING COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 15, 1992, AT 1:30 P.M. IN ROOM 282 OF CITY HALL

A. CONTINUED ITEMS

1. TIER III (COLEMAN)
4024 - 25TH STREET, northside, Lot 10 in Assessor's Block 6537 --
Informational presentation of Building Permit Application No. 9204828
for construction of an extension to the rear that exceeds the average
depth of the adjacent structures. This project is being brought to
the Commission's attention pursuant to Planning Commission Resolution
No. 12044
(Continued to October 15, 1992)
2. TIER III (COLEMAN)
84 FOREST VIEW DRIVE, eastside, Lot 28 in Assessor's Block 7246 --
Information presentation of Building Permit Application No. 9122936
for a vertical addition that adds a story to an existing one-story
over garage structure. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.
(Continued to October 15, 1992)
3. TIER III (COLEMAN)
455 JOOST AVENUE, southside, Lot 522 in Assessor's Block 3092 --
Informational presentation of Building Permit Application No. 9208463
for an extension to the rear that adds a 12' by 16' deck to an
existing structure. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.
(Continued to October 15, 1992)
4. 91.492D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth
Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary
Review of Building Permit Application No. 8916280 to construct a
dormer on the west side of the existing third floor and to replace
the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued to November 12, 1992)

- *5. 91.496D (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued to November 12, 1992)
- *6. 91.522D (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
*THESE CASES WILL BE CALLED AND HEARD TOGETHER
(Continued to November 12, 1992)
7. 92.494D (COLEMAN)
31 ERVINE STREET, southside; lot 79 in Assessor's Block 6190 -- Request for Discretionary Review of Building Permit Application 9216514 to legalize rear deck and stairs. The deck is located at the second floor in an RH-1 (House, One-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued to October 15, 1992)
8. 91.357C (NISHIMURA)
1409 HAIGHT STREET, southwest corner of Masonic Avenue; Lot 1 in Assessor's Block 1244. Conditional Use authorization was granted by the City Planning Commission in August 1991, to add tables and chairs for a maximum seating capacity of up to 49 persons in the ground floor 765 square foot customer area only of a coffee house, a Large Fast Food Restaurant as defined in City Planning Code Section 790.90, having a total floor area of approximately 1,560 square feet in the Haight Street Neighborhood Commercial District. As per one of the conditions of approval, the City Planning Commission shall review the subject coffee house for compliance with the conditions of approval of its Conditional Use authorization.
(Continued to October 15, 1992)
9. (BASH)
HAZARDOUS WASTE FACILITY, Consideration of Appointment of members to a Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept
1) increasing amounts of household hazardous waste and
2) certain business hazardous wastes
(Continued to October 15, 1992)

10. 92.327C (HING)
2625 MISSION STREET, east side between 22nd and 23rd Streets; Lot 29 in Assessor's Block 3687 - Request for Conditional Use Authorization to establish a Small-Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the NC-3 (Moderate-Scale) Neighborhood Commercial District/Mission Street Fast Food Subdistrict. The proposal is to convert 90 sq. ft. of space in an existing retail clothing store to a self-service ice cream shop by installing a counter and service area. The establishment has a total floor area of approximately 2,000 sq. ft.
(Continued to October 15, 1992)
11. 92.426C (NIXON)
3303 MISSION STREET, southeast side between Fair and Virginia Avenues (near 29th Street) Lot 32 in Assessor's Block 5615 - Request for Conditional Use Authorization to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in an NC-3 (Moderate-Scale Neighborhood) Commercial District and Mission Street Fast-Food Subdistrict. The proposal is to establish a 984 square foot donut shop in a portion (984 square feet) of the ground floor of a recently constructed building containing three floors of residential use (six dwelling units) and vacant ground floor commercial.
(Continued to November 19, 1992)
12. 92.431C (NIXON)
1750 POLK STREET, east side between Washington and Clay Streets; Lot 20 in Assessor's Block 620 - Request for Conditional Use Authorization to allow Other Entertainment (as defined in Section 790.38 of the Planning Code) in the Polk Street Neighborhood Commercial District. The proposal is to add a piano and accompaniment to an existing bar. The proposed hours of entertainment are 9:00 p.m. to 1:00 a.m.
(Continued to October 29, 1992)
13. 92.441C (GREEN)
1799 LOMBARD STREET, southeast corner of Laguna Street; Lot 22 in Assessor's Block 506 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD PIZZA TAKE-OUT RESTAURANT in an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to install a pizza restaurant offering take-out, and delivery services and no on-site dining within a building approximately 2,192 square feet in size (including two new off-street parking spaces) and formerly occupied by a full service restaurant.
(Continued to October 29, 1992)
14. 92.434C (GREEN)
1900 POLK STREET, northeast corner at intersection of Jackson Street; Lot 2P in Assessor's Block 596 -- Request for Conditional Use Authorization to establish a BAR (as defined by Section 790.22 of the Planning Code) within the Polk Street Neighborhood Commercial District. The proposal involves installing a bar at the subject location approximately 1,472 square feet in size. No expansion of floor area or exterior alteration is proposed.
(Continued to October 29, 1992)

15. 91.365C (PEARL)
2550-2590 GEARY BOULEVARD, northeast corner of Presidio Avenue: Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 58 dwelling units in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.
(Continued to October 22, 1992)

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

55
4
15/92
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 15, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

OCT 13 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.151L (MARSH)
2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.
(Proposed for Continuance to October 29, 1992)
2. 91.214E 91.328E
91.215E 92.287E
91.327E 92.288E (GALLAGHER)
Residential Conservation Controls (RCC) -- Appeal of a Preliminary Negative Declaration on the proposed Residential Conservation Controls. The negative declaration will be amended prior to the hearing to reflect changes that have been proposed for these controls.
(Proposed for Continuance to December 3, 1992)
3. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and

Item 91.365C continued

ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District. (Continued from Regular Meeting of October 8, 1992)
(Proposed for continuance to October 22, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

4. TIER III (COLEMAN)
4024 - 25TH STREET, northside, Lot 10 in Assessor's Block 6537 --
Informational presentation of Building Permit Application No. 9204828
for construction of an extension to the rear that exceeds the average
depth of the adjacent structures. This project is being brought to
the Commission's attention pursuant to Planning Commission Resolution
No. 12044
(Continued from Regular Meeting of October 8, 1992)
5. TIER III (COLEMAN)
84 FOREST VIEW DRIVE, eastside, Lot 28 in Assessor's Block 7246 --
Information presentation of Building Permit Application No. 9122936
for a vertical addition that addas a story to an existing one-story
over garage structure. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.
(Continued from Regular Meeting of October 8, 1992)
6. TIER III (COLEMAN)
641 SAN JOSE AVENUE, Lot 71 in Assessor's Block 6597 -- Informational
presentation of Building Permit Application No. 9207460 to add a
garage door. Thereby, exceeding thl 2' foot limit for garage doors
established by the NCIC (The project will have two garage doors that
will be 7'-8" each). This project is being brought to the
Commission's attention pursuant to Planning Commission's Resolution
No. 12044.

7. TIER III (COLEMAN)
194 SUSSEX STREET, northside, Lot 3 in Assessor's Block 7553 --
Informational presentation of Building Permit Application No. 9208097
for a horizontal extension (that exceeds the NCIC limit) that also
raises the roof 3 feet. This project is being brought to the
Commission's attention pursuant to Planning Commission Resolution No.
12044.
8. TIER III (COLEMAN)
232 RANDALL STREET, westside, Lot 55 in Assessor's Block 6664 --
Informational presentation of Building Permit Application No. 9209917
for both a vertical and horizontal extension (that exceed the NCIC
requirements. This project is being brought to the Commission's
attention pursuant to Planning Commission No. 12044.
9. TIER III (COLEMAN)
1030 SHRADER STREET, eastside, Lot 15 in Assessor's Block 1272 --
Informational presentation of Building Permit Application No. 9111626
to remove an existing back porch and replace it with an 8' by 14 foot
deck, 10' high with stairs into the rear yard. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
10. TIER III (COLEMAN)
96 SYLVAN TERRACE, westside, Lot 25 in Assessor's Block 7250 --
Informational presentation of Building Permit Application No. 9212369
to construct a two story horizontal extension to the rear consisting
a deck and solarium (22'-6" x 8' x 23"). This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
11. TIER III (PASSMORE/BLAUVELT)
230 HEARST AVENUE, between Congo and Detroit Streets, Lot 10 in
Assessor's Block 3118 -- Informational presentation of Building
Permit Application No. 9209429 to construct a two-story rear addition
to the existing single-family dwelling. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
12. TIER III (PASSMORE/BLAUVELT)
1027 GOETTIGEN STREET, between Ordway and Ward Streets, Lot 32 in
Assessor's Block 6170 -- Informational presentation of Building
Permit Application No. 9208419 to construct a two-story rear addition
to the existing single-family dwelling. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
13. TIER III (PASSMORE/BLAUVELT)
634 - 34TH AVENUE, between Anza and Balboa Streets, Lot 51 in
Assessor's Block 1576 -- Informational presentation of Building
Permit Application No. 9209407 to construct a one-story rear addition
to the existing single-family dwelling. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.

14. TIER III (PASSMORE/BLAUVELT)
1069 BROADWAY, between Taylor and Jones Streets, Lot 53 in Assessor's Block 157 -- Informational presentation of Building Permit Application No. 9209291 to extend to the rear the existing roof in the course of reconfiguring a mechanical penthouse on a two-story rear addition to the existing three-unit residential dwelling. This project is being brought to the Commission's attention pursuant to Planning commission Resolution No. 12044.
15. TIER III (PASSMORE/BLAUVELT)
450 - 30TH STREET, between Noe and Sanchez Streets, Lot 36 in Assessor's Block 1511 -- Informational presentation of Building Permit Application No. 9211772 to construct a deck (approximately 4.5 feet above grade) at the front of the existing single-family dwelling. The house and proposed deck are in the rear portion of the lot. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

2:00 P.M.

E. REGULAR CALENDAR

16. (BASH)
HAZARDOUS WASTE FACILITY, Consideration of Appointment of members to a Local Assessment Committee to advise the Commission regarding a proposal by the Sanitary Fill Company to expand its Household Hazardous Waste Collection Facility to accept
1) increasing amounts of household hazardous waste and
2) certain business hazardous wastes
(Continued from Regular Meeting of October 8, 1992)
17. 92.327C PUBLIC HEARING CLOSED (HING)
2625 MISSION STREET, east side between 22nd and 23rd Streets; Lot 29 in Assessor's Block 3687 - Request for Conditional use Authorization to establish a Small-Self-Service Restaurant (as defined by Section 790.91 of the Planning Code) in the NC-3 (Moderate-Scale) Neighborhood Commercial District/Mission Street Fast Food Subdistrict. The proposal is to convert 90 sq. ft. of space in an existing retail clothing store to a self-service ice cream shop by installing a counter and service area. The establishment has a total floor area of approximately 2,000 sq. ft.
(Continued from Regular Meeting of October 8, 1992)

NOTE: ON SEPTEMBER 24, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE PUBLIC HEARING WAS CLOSED AND THE MATTER WAS CONTINUED TO OCTOBER 8, 1992 BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

18. 92.005Q (L. SCOTT)
1405 GREENWICH STREET, southwest corner of Polk Street, Lot 1 in Assessor's Block 523 - Six unit residential condominium conversion subdivision, review for consistency with the Master Plan in an RM-2 (Mixed Residential, Moderate Density) District.
(Continued from Regular Meeting of September 17, 1992)

19. 92.330C (L. SCOTT)
2198 JACKSON STREET, northeast corner of Jackson and Buchanan Streets, Lot 7 in Assessor's Block 590 - Request for Conditional use approval to allow transient use of up to five of ten existing guest rooms in an RH-2 (House, Two-Family) District.
20. 92.539C (NISHIMURA)
1409 HAIGHT STREET, southwest corner of Masonic Avenue; Lot 1 in Assessor's Block 1244. Conditional Use authorization was granted by the City Planning Commission in August 1991, to add tables and chairs for a maximum seating capacity of up to 49 persons in the ground floor 765 square foot customer area only of a coffee house, a Large Fast Food Restaurant as defined in City Planning Code Section 790.90, having a total floor area of approximately 1,560 square feet in the Haight Street Neighborhood Commercial District. As per one of the conditions of approval, the City Planning Commission shall review the subject coffee house for compliance with the conditions of approval of its Conditional Use authorization.
(Continued from Regular Meeting of October 8, 1992)

4:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

21. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 10, 1992)
22. (BLAUVELT)
500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary Review of Building Permit Application No. 9200474 to construct an addition to the existing two-story, single-family dwelling, in an RH-1 (D) (House, One-Family, Detached). The project sponsor proposes to construct either a new third story or a two-story rear addition.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 10, 1992)

23. 92.494D (COLEMAN)
31 ERVINE STREET, southside; lot 79 in Assessor's Block 6190 --
Request for Discretionary Review of Building Permit Application
9216514 to legalize rear deck and stairs. The deck is located at the
second floor in an RH-1 (House, One-Family) District
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of October 8, 1992)

6:00 P.M.

24. (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) - Workshop on Level 2
Review. Staff will present a draft proposal for Level 2 Review of
permit applications which exceed basic standards of the revised RCC-D
ordinance. This is an informational briefing on a proposal which
will be further explored in hearings scheduled for October 29,
November 5, 12 and 19, 1992.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications
may be appealed to the Board of Supervisors within 30 days. Call (415)
554-5184 for information. Commission actions after Discretionary Review may
be appealed to the Board of Permit Appeals within 15 days of actions by the
Central Permit Bureau. Call (415) 554-6720 for information. Zoning
Administrator action on a Variance application may be appealed to the Board of
Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda
Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS
(RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall),
please refer to the calendar of the specific date)

- October 15 Workshop on proposal of Level 2 Review (Material on this item
will be available to the Commission and public on October 8,
1992)
- October 29 & Public hearings on RCC. Staff will present a summary and
November 5 analysis of public comments received in previous hearings and
workshops, alternatives and staff recommendations on major
topics of the ordinance. The Commission may ask questions,
discuss the issues and alternatives presented, and direct staff
to consider and examine changes to the ordinance as initiated.
There will be opportunity for public comment.
- November 12 & Public hearings on RCC. The Commission will listen to public
November 19 testimony on the RCC alternatives and staff recommendations and
give further direction to staff.

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

January 7 Publication of revised ordinance for review by the Planning
or 14, 1993 Commission and public.

February 4 Public hearings start on the revised ordinance. Further
or 11, 1993 revisions if requested by the Commission.

Mid March Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

CPC: 713

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 22, 1992
ROOM 282, CITY HALL
4:00 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

4:00 P.M.

A. ITEMS TO BE CONTINUED

1. 92.410D (BERKOWITZ)
3035 PIERCE STREET, west side between Filbert and Greenwich Streets, Lot 3 in Assessor's Block 513 - Request for Discretionary Review of Building Permit Application No. 9015928 to construct a fourth floor of occupancy for a one-family house in an RH-2 (House Residential, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 24, 1992
(Proposed for continuance to October 29, 1992)
2. 92.220D PUBLIC HEARING CLOSED (PASSMORE/FUNG)
2051-55 VALLEJO STREET, northside between Laguna and Buchanan Streets, Lot 31 in Assessor's Block 555 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling in an RM-2 (Mixed, Medium Density) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of September 10, 1992)

NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.
(Proposed for continuance to November 5, 1992)

DOCUMENTS

OCT 19 1992

SAN FRANCISCO
PUBLIC LIBRARY

3. 91.011CVE (MILLER)
65 DORLAND AVENUE, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for authorization of CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION (First Covenant Church - Andersen Memorial Building) consisting of new offices and classrooms over parking, also the subject of a requested rear-yard variance, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to November 5, 1992)
4. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District.
(Continued from Regular Meeting of October 15, 1992)
(Proposed for continuance to November 19, 1992)
5. 92.390C (LINDSAY)
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.
(Continued from Regular Meeting of September 10, 1992)
(Proposed for continuance to December 3, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

6. (KENDALL)
PRESIDIO TRANSFER SUBAGREEMENTS -- Presidio planning coordinator, Alison Kendall will describe the public and City comment and environmental review process for the Presidio transfer subagreements on the Army's departure schedule, public safety, base operations and disposition of property between the Army and National Park Service. The Army is preparing an environmental assessment (EA) of the subagreements and will be accepting comments on the scope of the EA in writing and at a public workshop.

E. REGULAR CALENDAR

7. (MEDINA)
CITYWIDE TRAVEL BEHAVIOR SURVEY (CTBS) -- Request for modification of existing contract for the Citywide Travel Behavior Survey Project (CTBS). Contract for Nelson/Nygaard Associates will expire October 30, 1992. Request to extend contract to June 30, 1993.
8. 92.463D (COLEMAN)
2457 BAY STREET, southeast corner of Lyon Street, Lot 30 in Assessor's Block 925 -- Consideration of Discretionary Review of Building Permit Application No. 9207556S to legalize the installation of a 10 foot satellite dish antenna in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review hearing
b) Discretionary Review hearing
(Continued from Regular Meeting of September 24, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

- | | |
|---------------|--|
| October 29 & | Public hearings on RCC. Staff will present a summary and |
| November 5 | analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment. |
| November 12 & | Public hearings on RCC. The Commission will listen to public |
| November 19 | testimony on the RCC alternatives and staff recommendations and give further direction to staff. |
| December 92 | Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary. |
| January 7 | Publication of revised ordinance for review by the Planning |
| or 14, 1993 | Commission and public. |
| February 4 | Public hearings start on the revised ordinance. Further |
| or 11, 1993 | revisions if requested by the Commission. |
| Mid March | Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors. |

The schedule is subject to change.

A limited number of copies of the Summary of RCC workshops are available for \$3.50 at the 4th floor reception desk. Please call ahead (558-6264) to make sure that copies are still available. Staff will order more copies if you leave your name and phone number.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 29, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

OCT 26 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.441C (GREEN)
1799 LOMBARD STREET, southeast corner of Laguna Street; Lot 22 in Assessor's Block 506 -- Request for Conditional Use Authorization to establish a LARGE FAST FOOD PIZZA TAKE-OUT RESTAURANT in an NC-3 (Moderate Scale) Neighborhood Commercial District. The proposal is to install a pizza restaurant offering take-out, and delivery services and no on-site dining within a building approximately 2,192 square feet in size (including two new off-street parking spaces) and formerly occupied by a full service restaurant.
(Continued from Regular Meeting of October 8, 1992)
(Proposed for Continuance to November 12, 1992)
2. 92.123C (GREEN)
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table, establish Dancing and Live Entertainment all defined as OTHER ENTERTAINMENT Commercial Activities by Section 790.38 of the Planning Code, and to amend conditions of approval as set forth in previous authorizations for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday through Sunday within the existing second floor bar, and occasional live entertainment, and to amend conditions of approval (Motion No.

Item 92.123C continued

8125) allowing separate entrances for the second floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant. The project also includes a request to allow use of an existing outdoor deck on the 2nd floor, after 11:00 p.m. Use of the deck was previously allowed up to 11:00 p.m. (Resolution NO. 9220.

(Proposed for Continuance to November 5, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

3. TIER III (BERKOWITZ)
2323 - 35TH AVENUE, west side between Taraval and Santiago Streets, Lot 6 in Assessor's Block 2364 -- Informational presentation of Building Permit Application No. 9211625 for the construction of a rear yard deck for a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
4. TIER III (BERKOWITZ)
1219 - 28TH AVENUE, west side between Irving Street and Lincoln Way, Lot #3 in Assessor's Block 1722 -- Informational presentation of Building Permit Application No. 9213193 for the construction of a two-story rear yard addition of ten feet in depth for a single family residence in an RH-1(D) (House, One-Family, Detached Dwellings) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
5. TIER III (BERKOWITZ)
154 AMBER DRIVE, west side between Quartz Way and Turquoise Way, Lot 10 in Assessor's Block 7510 -- Informational presentation of Building Permit Application No. 9211314 for the construction of a single story, 15 foot rear yard addition to a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

6. TIER III (BERKOWITZ)
324 WHEELER AVENUE, west side between Lathrop and Blanken Avenues, Lot 2 in Assessor's Block 5084 -- Informational presentation of Building Permit Application No. 9213146 for the construction of a two-story rear yard addition to a single-family dwelling in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
7. TIER III (BERKOWITZ)
1663 - 24TH AVENUE, west side between Lawton and Moraga Streets, Lot 13 in Assessor's Block 1919 -- Informational presentation of Building Permit Application No. 9214065 for the construction of a two-story, 20 foot long rear yard addition to a single-family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
8. TIER III (BERKOWITZ)
2961 BRODERICK STREET, west side between Greenwich and Filbert Streets, Lot 1A in Assessor's Block 942 -- Informational presentation of Building Permit Application No. 9207189 for the construction of a rear yard deck for a house in an RH-2 (House, Two-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
9. (CHIONG)
MISSION NEIGHBORHOOD PLANNING PRESENTATION. An overview of planning activities in the Mission District and update on the Northeast Mission Industrial zone (NEMIZ) work program.

2:30 P.M.

E. REGULAR CALENDAR

10. (MALTZER)
PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; ii) acquisition of property by a public agency where no, or minimal change in use is proposed; iii) minor subdivisions whether or not a variance is required; iv) new construction or conversion of up to six dwelling units regardless of the number of structures involved; and v) changes in use which would increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

11. 92.151L (MARSH)
2135 SUTTER STREET, GOLDEN GATE COMMANDERY OF THE KNIGHTS TEMPLAR (Macedonia Missionary Baptist Church), south side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 682. Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Golden Gate Commandery of the Knights Templar (Macedonia Missionary Baptist Church) as Landmark No. 202 pursuant to Article 10 of the City Planning Code. The subject property is zoned NC-2 (Small Scale Neighborhood-Commercial) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of October 15, 1992)
12. 92.453C (HING)
401 - 32ND AVENUE, southwest corner of Clement Street; Lot 1 in Assessor's Block 1464 -- Request for Conditional Use Authorization to legalize a change from a previous nonconforming second floor business or professional service to a nonconforming PERSONAL SERVICE COMMERCIAL ACTIVITY (as defined by Section 790.116 of the Planning Code) in an NC-1 (Neighborhood Commercial Cluster) District.
13. 90.776C (LINDSAY)
2972-2974-2976-2978 - 23RD STREET, northside between Harrison and Alabama Streets; Lots 16A and 16C in Assessor's Block 4148 -- Request for authorization of Conditional Use to convert four dwelling units to a group housing facility containing 20 beds in 9 bedrooms and owner/manager's quarters on two adjacent lots having a combined width of 46.834 feet and a depth of 60 feet, totalling 2,810 square feet of lot area in an RH-3 (Residential, House, Three-Family) District. The proposal is to legalize an existing group housing facility converted from four dwelling units without authorization and proper permits. In addition, a variance is sought from the rear yard requirement.

The Zoning Administrator will hold a Public Hearing on the variance request in conjunction with the Commission's consideration of the request for Conditional Use Authorization.
14. 92.431C (NIXON)
1750 POLK STREET, east side between Washington and Clay Streets; Lot 20 in Assessor's Block 620 - Request for Conditional Use Authorization to allow Other Entertainment (as defined in Section 790.38 of the Planning Code) in the Polk Street Neighborhood Commercial District. The proposal is to add a piano and accompaniment to an existing bar. The proposed hours of entertainment are 9:00 p.m. to 1:00 a.m.
(Continued from Regular Meeting of October 8, 1992)

15. 92.434C (GREEN)
1900 POLK STREET, northeast corner at intersection of Jackson Street;
Lot 21 in Assessor's Block 596 -- Request for Conditional Use
Authorization to establish a Full Service Restaurant and Bar (as
defined by Section 790.92 and 790.22 respectively of the Planning
Code) within the Polk Street Neighborhood Commercial District. The
proposal involves installing the restaurant and bar at the subject
location approximately 1,472 square feet in size containing seating
for up to 49 persons. No expansion of floor area or exterior
alteration is proposed.

5:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL
CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES
GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN
EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT
HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M. COULD BE CONTINUED TO
A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

16. 92.410D (BERKOWITZ)
3035 PIERCE STREET, west side between Filbert and Greenwich Streets,
Lot 3 in Assessor's Block 513 - Request for Discretionary Review of
Building Permit Application No. 9015928 to construct a fourth floor
of occupancy for a one-family house in an RH-2 (House Residential,
Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 22, 1992)
17. 92.483D (BERKOWITZ)
521 FLOOD AVENUE, south side between Phelan Avenue and Genessee
Street, Lot 28 in Assessor's Block 3139 - Request for Discretionary
Review of Building Permit Application No. 9206054 for the
construction of a two-story rear yard addition to a single family
house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
18. 92.492D (BERKOWITZ)
3148-50 TURK STREET, north side between Arguello Boulevard and
Willard Street, Lot 14 in Assessor's Block 1141 - Request for
Discretionary Review of Building Permit Application No. 9202960 for
the construction of a three story remodeling and addition
constituting a de facto demolition in an RH-2 (House, Two-Family)
district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

6:00 P.M.

19. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, especially the Level 1 and Level 2 proposal presented on October 15, 1992. Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. (Continued from Regular Meeting of October 1, 1992)
20. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, especially the Level 1 and Level 2 proposal presented on October 15, 1992. Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. (Continued from Regular Meeting of October 1, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Workshops and Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

October 29 & Public hearings on RCC. Staff will present a summary and
November 5 analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.

RCC Schedule continued

- November 12 & Public hearings on RCC. The Commission will listen to public
November 19 testimony on the RCC alternatives and staff recommendations and
give further direction to staff.
- December 92 Staff will revise the ordinance and seek City Attorney's
approval as to form. Staff will also review the Neg. Dec. and
revise if necessary.
- January 7 Publication of revised ordinance for review by the Planning
or 14, 1993 Commission and public.
- February 4 Public hearings start on the revised ordinance. Further
or 11, 1993 revisions if requested by the Commission.
- Mid March Potential adoption as interim and/or permanent controls and
transmittal to the Board of Supervisors.

The schedule is subject to change.

A limited number of copies of the Summary of RCC workshops are available for \$3.50 at the 4th floor reception desk. Please call ahead (558-6264) to make sure that copies are still available. Staff will order more copies if you leave your name and phone number.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on
Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be
picked up in advance from 6th Floor Reception, Department of City Planning,
450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY

NOVEMBER 5, 1992
BOARD OF SUPERVISORS, SECOND FLOOR, CITY HALL
1:30 P.M.
(NOTE START TIME)

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

- 92.493C (MONTANA)
103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of
Assessor's Block 3777 - Request for Conditional Use authorization to
convert a dwelling unit to additional restaurant space in an SLI
(Service/Light Industrial) District and a 50-X height and bulk
district.
(Proposed for Continuance to November 12, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of
interest to the public that are within the subject matter jurisdiction of
the Commission except agenda items. With respect to agenda items, your
opportunity to address the Commission will be afforded when the item is
reached in the meeting with one exception. When the agenda item has
already been reviewed in a public hearing at which members of the public
were allowed to testify and the Commission has closed the public
hearing, your opportunity to address the Commission must be exercised
during the Public Comment portion of the calendar. Each member of the
public may address the Commission for up to three minutes. If it is
demonstrated that comments by the public will exceed 15 minutes, the
President or chairperson may continue Public Comment to another time
during the meeting.

DOCUMENTS DEPT.

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C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

2. TIER III (COLEMAN)
1815 - 15TH AVENUE, westside, Lot 4 in Assessor's Block 2052-A --
Informational presentation of Building Permit Application No. 9213814
for a horizontal extension and vertical addition that adds living
space at the third floor. (Increases the height to 40 feet). This
project is being brought to the Commission's attention pursuant to
Planning Commission Resolution No. 12044.
3. TIER III (COLEMAN)
2519 PIERCE STREET, westside, Lot 1 in Assessor's Block 584 --
Informational presentation of Building Permit Application No. 921221
for a horizontal extension to the rear. This project is being
brought to the Commission's attention pursuant to Planning Commission
Resolution No. 12044.
4. (GHOSH)
PRESENTATION OF MISSION ECONOMIC DEVELOPMENT ASSOCIATION'S (MEDA)
OVERALL ECONOMIC DEVELOPMENT PLAN.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 92.434C (GREEN)
1900 POLK STREET, northeast corner at intersection of Jackson Street;
Lot 21 in Assessor's Block 596 -- Request for Conditional Use
Authorization to establish a Full Service Restaurant and Bar (as
defined by Section 790.92 and 790.22 respectively of the Planning
Code) within the Polk Street Neighborhood Commercial District. The
proposal involves installing the restaurant and bar at the subject
location approximately 1,472 square feet in size containing seating
for up to 49 persons. No expansion of floor area or exterior
alteration is proposed.
NOTE: ON OCTOBER 29, 1992, THE COMMISSION PASSED A MOTION OF INTENT
TO APPROVE WITH AMENDED CONDITIONS BY A VOTE OF 4-1. COMMISSIONERS
SMITH AND LOWENBERG WERE ABSENT.

2:00 P.M.

E. REGULAR CALENDAR

6. (SAHM)
PRESENTATION BY SAN FRANCISCO DEVELOPMENT AGENCY STAFF OF YERBA BUENA
CENTER REDEVELOPMENT PLAN AND PROPOSED AMENDMENTS TO THAT PLAN
7. 92.258Z (SCOTT)
66 CERES STREET, west side between Williams and Thornton Avenues,
Lots 10 and 11 in Assessor's Block 5409 - Request for
reclassification from an RH-1 (House, One-Family) District to RH-2
(House, Two-Family) District.
8. 89.037E (GALLAGHER)
1661 PINE STREET - CERTIFICATION OF FINAL EIR, entire block bounded
by Pine, Franklin and Austin Streets and Van Ness Avenue, Lots 1, 3,

Item 89.037E continued

17, 25-92 in Assessor's Block 666. Certification of the Final Environmental Impact Report for a proposal consisting of the construction of a 9-13 story, 90-130-foot-tall Life Care facility, including retail and open space. The project would contain about 495,730 gross square feet (gsf), including 280,000 gsf of residential space (250 units), 20,620 gsf of skilled nursing facilities (45 beds), 11,090 gsf of personal care space (12 beds), 40,470 gsf for ancillary uses such as a recreation and activities area, 2,290-5,000gsf of retail space, 2,590 of interior open space, 250 parking spaces on 3 basement levels, 2 truck loading spaces and mechanical and storage space. The project would require the demolition of 6 existing structures (two of which are designated significant buildings in the Van Ness Avenue Plan) including a 45-unit hotel (24 tourist, 20 residential and one apartment) and commercial/retail space totaling about 100,000 gsf. PUBLIC HEARING CLOSED

9. 89.037C (NIXON)

1661 PINE STREET, entire block bordered by Pine, Franklin and Austin Streets and Van Ness Avenue; Lots 1, 3, 17, 25, 26, 27, 28 and 29 in Assessor's Block 666 -- Request for Conditional Use authorization for a building exceeding a height of 40 feet in an R (Residential) zoning district, a residential care facility in an R-district, and a use exceeding 6,000 square feet in an NC-3 zoning district, and as a Planned Unit Development (PUD) seeking modification of certain provisions of the Planning Code. The project site is within an RC-4 (Residential-Commercial, Combined, High Density) District and an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 130-V and 130-E height and bulk districts. The proposal is to demolish all (seven) of the buildings on the block and construct a nine to 13 story senior (65 years and older), Life-Care facility consisting of (1) 250 apartments, (2) accessory residential facilities, (3) a 55-bed skilled nursing facility, (4) retail space fronting on Van Ness Avenue, and (5) 252 off-street parking spaces.

5:00 P.M.

10. 92.123C (GREEN)

2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table, establish Dancing and Live Entertainment all defined as OTHER ENTERTAINMENT Commercial Activities by Section 790.38 of the Planning Code, and to amend conditions of approval as set forth in previous authorizations for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday through Sunday within the existing second floor bar, and occasional live entertainment, and to amend conditions of approval (Motion No. 8125) allowing separate entrances for the second floor bar and ground

Item 92.123C continued

floor restaurant. The previous authorization required principal entrance for the bar through the restaurant. The project also includes a request to allow use of an existing outdoor deck on the 2nd floor, after 11:00 p.m. Use of the deck was previously allowed up to 11:00 p.m. (Resolution NO. 9220.
(Continued from Regular Meeting of October 29, 1992)

11. 91.011CVE (MILLER)
65 DORLAND AVENUE, south side between Dolores and Guerrero Streets, Lot 78 in Assessor's Block 3578 - Request for authorization of CONDITIONAL USE for expansion of an existing RELIGIOUS INSTITUTION (First Covenant Church - Andersen Memorial Building) consisting of new offices and classrooms over parking, also the subject of a requested rear-yard variance, in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 22, 1992)

6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR, BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE DETERMINED BY THE COMMISSION.

NOTE: ANY CASE THAT HAS NOT BEEN CALLED OR HEARD BY 9:00 P.M., COULD BE CONTINUED TO A DATE SPECIFIED BY THE COMMISSION.

12. 92.614D (BLAUVELT)
2230 BEACH STREET, north side between Baker and Broderick Streets, Lot 19 in Assessor's Block 915 -- Request for Discretionary Review of Building Permit Application No. 9217132 to allow an additional 19 inches of total building height for a previously approved fourth floor addition to the existing three-story, four-unit building in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
13. 92.545D -- (COLEMAN)
1410 FELTON STREET, northside, Lot 32 in Assessor's Block 5939 -- Request for Discretionary Review of Building Permit Application No. 9211558 to construct a two story single-family dwelling in an Rh-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
14. 92.220D PUBLIC HEARING CLOSED (PAEZ)
2051-55 VALLEJO STREET, south side between Laguna and Buchanan Streets, Lot 19 in Assessor's Block 566 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new

Item 92.220D continued

roof deck at the attic level of the existing three family dwelling and an alternate proposal which would expand the existing fourth floor dwelling by constructing a new one bedroom one bathroom addition with a roof top deck. The existing three-family dwelling is located in an RH-2 (House, Two-Family) District with a 40-X height and bulk designation.

a) Consideration of Discretionary Review

b) Discretionary Review Hearing

(Continued from Regular Meeting of October 22, 1992)

NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.

7:00 P.M.

15. 92.287ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, including the Level 1 and Level 2 proposal presented on October 15, 1992. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. For availability of the proposal, please refer to the end of the calendar.

(Continued from Regular Meeting of October 29 1992)

16. 92.288ET (HORTON)

RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, including the Level 1 and Level 2 proposal presented on October 15, 1992. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. For availability of the proposal, please refer to the end of the calendar.

(Continued from Regular Meeting of October 29, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of The above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall,
please refer to the calendar of the specific date)

- November 5 Public hearing on RCC. Staff will present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.
- November 12 & Public hearings on RCC. The Commission will listen to public
November 19 testimony on the RCC alternatives and staff recommendations and give further direction to staff.
- December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.
- January 7 Publication of revised ordinance for review by the Planning
or 14, 1993 Commission and public.
- February 4 Public hearings start on the revised ordinance. Further
or 11, 1993 revisions if requested by the Commission.
- Mid March Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister, or they can be obtained at the meetings.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 12, 1992
ROOM 282, CITY HALL
2:00 P.M.
(NOTE START TIME)

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NOV 9 1992

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ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 92.490D (COLEMAN)
724 FAXON AVENUE, eastside, between Wilwood and Elmwood Ways, Lot 19 in Assessor's Block 3174 -- Request for Discretionary Review of Building Application 9204895 to add a story to an existing one story over garage structure in an RH-1(0) (House, One-Family, Detached Dwellings) District.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
(Proposed for Continuance to November 19, 1992)
2. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
 - a) Consideration of Discretionary Review
 - b) Discretionary Review hearing
(Continued from Regular Meeting of October 8, 1992)
(Proposed for Continuance to November 19, 1992)

3. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 8, 1992)
(Proposed for Continuance to November 19, 1992)
4. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing
*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER
(Continued from Regular Meeting of October 8, 1992)
(Proposed for Continuance to November 19, 1992)
5. 90.378C (BADINER)
2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51 -- Request for Conditional use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 1, 1992)
(Proposed for Continuance to November 19, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

6. TIER III (COLEMAN)
1815 - 15TH AVENUE, westside, Lot 4 in Assessor's Block 2052-A --
Informational presentation of Building Permit Application No. 9213814
for a horizontal extension and vertical addition that adds living
space at the third floor. (Increases the height to 40 feet). This
project is being brought to the Commission's attention pursuant to
Planning Commission Resolution No. 12044.
(Continued from Regular Meeting of November 5, 1992)

E. REGULAR CALENDAR

7. (KENDALL)
PRESIDIO TRANSFER SUBAGREEMENTS, Public hearing to obtain comments
from City department representatives, members of the public and
Commissioners on the proposed subagreements between the National Park
Service and the Army regarding the transfer of the Presidio. Comment
will focus on potential implications of the transfer process for the
City. City recommendations will be presented on the scope of the
Environmental Assessment of the Subagreements to be prepared by the
Army Corps of Engineers.
8. 92.258Z (SCOTT)
66 CERES STREET, west side between Williams and Thornton Avenues,
Lots 10 and 11 in Assessor's Block 5409 - Request for
reclassification from an RH-1 (House, One-Family) District to RH-2
(House, Two-Family) District.
(Continued from Regular Meeting of November 5, 1992)
9. 92.477C (HING)
2350 & 2360 SAN BRUNO AVENUE, west side between Sweeny and Hale
Streets; Lots 2 and 3 in Assessor's Block 5880 -- Request for
Conditional Use Authorization to extend the termination date of
existing nonconforming uses and to modify conditions of approval of a
previous authorization (Motion No. 11130) in an RM-1 (Residential,
Mixed, Low Density) District.
10. 92.441C (GREEN)
1799 LOMBARD STREET, southeast corner of Laguna Street; Lot 22 in
Assessor's Block 506 -- Request for Conditional Use Authorization to
establish a LARGE FAST FOOD PIZZA TAKE-OUT RESTAURANT in an NC-3
(Moderate Scale) Neighborhood Commercial District. The proposal is
to install a pizza restaurant offering take-out and delivery services
and no on-site dining within a building approximately 2,192 square
feet in size (including two new off-street parking spaces) and
formerly occupied by a full service restaurant
(Continued from Regular Meeting of October 29, 1992)

4:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

11. 92.442D (BERKOWITZ)
546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo Ways, Lot 8 in Assessor's Block 2966A -- Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 24, 1992)
12. 92.561D (BERKOWITZ)
710-12 WISCONSIN STREET, west side between 20th and 22nd Streets, Lot 12 in Assessor's Block 4097 -- Request for Discretionary Review of Building Permit Application No. 9209214 to construct a three-story, two unit residential building in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
13. 92.220D PUBLIC HEARING CLOSED (PAEZ)
2051-55 VALLEJO STREET, south side between Laguna and Buchanan Streets, Lot 19 in Assessor's Block 566 -- Request for Discretionary Review of Building Permit Application No. 9123537 to construct a new roof deck at the attic level of the existing three family dwelling and an alternate proposal which would expand the existing fourth floor dwelling by constructing a new one bedroom one bathroom addition with a roof top deck. The existing three-family dwelling is located in an RH-2 (House, Two-Family) District with a 40-X height and bulk designation.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
(Continued from Regular Meeting of November 5, 1992)
- NOTE: ON JUNE 25, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO JULY 16, 1992 BY A VOTE OF 6-0. COMMISSIONER LEVINE WAS ABSENT.

5:30 P.M.

14. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar.
(Continued from Regular Meeting of November 5, 1992)
15. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar.
(Continued from Regular Meeting of November 5, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICESchedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

- November 12 Public hearing on RCC. Staff will continue to present a summary and analysis of public comments received in previous hearings and workshops, alternatives and staff recommendations on major topics of the ordinance. The Commission may ask questions, discuss the issues and alternatives presented, and direct staff to consider and examine changes to the ordinance as initiated. There will be opportunity for public comment.
- November 19 Public hearings on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff.
- December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

January 7 Publication of revised ordinance for review by the Planning
or 14, 1993 Commission and public.

February 4 Public hearings start on the revised ordinance. Further
or 11, 1993 revisions if requested by the Commission.

Mid March Potential adoption as interim and/or permanent controls and
 transmittal to the Board of Supervisors.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.

CPC: 717

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 19, 1992
ROOM 282, CITY HALL
2:00 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

NOV 16 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 92.458C (GREEN)
4050-19TH AVENUE, north side, between Monticello and Byxbee Streets;
Lot 10 in Assessor's Block 7083 -- Request for Conditional Use
Authorization to amend a previous authorization as set forth in City
Planning Commission Motion No. 13098 for an existing self-storage
facility in an NC-1 (Neighborhood Commercial Cluster) District.
(Proposed for Continuance to December 17, 1992)
2. 92.426C (NIXON)
3303 MISSION STREET, southeast side between Fair and Virginia Avenues
(near 29th Street) Lot 32 in Assessor's Block 5615 - Request for
Conditional Use Authorization to establish a small self-service
restaurant (as defined by Section 790.91 of the Planning Code) in an
NC-3 (Moderate-Scale Neighborhood Commercial) District and Mission
Street fast-food subdistrict. The proposal is to establish a donut
shop with a total floor area of approximately 984 square feet, and
seating for up approximately eight persons.
(Proposed for Continuance to December 10, 1992)
3. 92.346D (BLAUVELT)
500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe
Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary
Review of Building Permit Application No. 9200474 to construct an
addition to the existing two-story, single-family dwelling, in an
RH-1 (D) (House, One-Family, Detached). The project sponsor proposes

Item 92.346D continued

to construct either a new third story or a two-story rear addition.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Continuance to December 3, 1992)

4. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 12, 1992)
(Proposed for continuance to December 10, 1992)
5. 91.496D* (COLEMAN)
3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 12, 1992)
(Proposed for continuance to December 10, 1992)
6. 91.522D* (COLEMAN)
3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012305S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing
*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER
(Continued from Regular Meeting of November 12, 1992)
(Proposed for continuance to December 10, 1992)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

7. TIER III (BLAUVELT)
564 - 30TH STREET, between Noe and Castro Streets, Lot 3 in Assessor's Block 6640 -- Informational presentation of Building Permit Application No. 9215499 to add a rear deck to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
8. TIER III (BLAUVELT)
611 - 12TH AVENUE, between Balboa and Cabrillo Streets, Lot 3 in Assessor's Block 1632 -- Informational presentation of Building Permit Application No. 9212601 to reconstruct and extend a two-story rear addition to the existing single-family dwelling. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
9. (LORD)
CENTRAL EMPLOYMENT BROKERAGE ASSOCIATION (CEBA), background informational presentation of CEBA, a non-profit corporation incorporated to carry out requirements in Section 164 of the Planning Code

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

10. 92.123C (GREEN)
2369 MARKET STREET, south side between 17th and Noe Streets; Lot 36 in Assessor's Block 3563 -- Request for Conditional Use Authorization to install a Pool Table, establish Dancing and Live Entertainment all defined as OTHER ENTERTAINMENT Commercial Activities by Section 790.38 of the Planning Code, and to amend conditions of approval as set forth in previous authorizations for an existing second story bar located in the Upper Market Street Neighborhood Commercial District. The proposal is to add one pool table increasing the total number of pool tables to 2, to allow dancing to pre-recorded music Thursday through Sunday within the existing second floor bar, and occasional live entertainment, and to amend conditions of approval (Motion No. 8125) allowing separate entrances for the second floor bar and ground floor restaurant. The previous authorization required principal entrance for the bar through the restaurant. The project also includes a request to allow use of an existing outdoor deck on the 2nd floor, after 11:00 p.m. Use of the deck was previously allowed up to 11:00 p.m. (Resolution NO. 9220.)
(Continued from Regular Meeting of November 5, 1992)

NOTE: ON NOVEMBER 5, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

F. REGULAR CALENDAR

11. 92.258Z (SCOTT)
66 CERES STREET, west side between Williams and Thornton Avenues, Lots 10 and 11 in Assessor's Block 5409 - Request for reclassification from an RH-1 (House, One-Family) District to RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of November 12, 1992)

12. 89.037C PUBLIC HEARING CLOSED (NIXON)
1661 PINE STREET, entire block bordered by Pine, Franklin and Austin Streets and Van Ness Avenue; Lots 1, 3, 17, 25, 26, 27, 28 and 29 in Assessor's Block 666 -- Request for Conditional Use authorization for a building exceeding a height of 40 feet in an R (Residential) zoning district, a residential care facility in an R-district, and a use exceeding 6,000 square feet in an NC-3 zoning district, and as a Planned Unit Development (PUD) seeking modification of certain provisions of the Planning Code. The project site is within an RC-4 (Residential-Commercial, Combined, High Density) District and an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 130-V and 130-E height and bulk districts. The proposal is to demolish all (seven) of the buildings on the block and construct a nine to 13 story senior (65 years and older), Life-Care facility consisting of (1) 250 apartments, (2) accessory residential facilities, (3) a 55-bed skilled nursing facility, (4) retail space fronting on Van Ness Avenue, and (5) 252 off-street parking spaces.

NOTE: ON NOVEMBER 5, 1992, AFTER RECEIVING PUBLIC TESTIMONY THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO NOVEMBER 19, 1992 BY A VOTE OF 6-0. COMMISSIONER SMITH WAS ABSENT.

13. 91.365C (PEARL)
2550, 2560, 2580-2590 GEARY BOULEVARD; northeast corner of Presidio Avenue; Lots 8, 9, 11, 26 and 27 in Assessor's Block 1082: -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for a total of 56 DWELLING UNITS in three buildings and ground story commercial use in two buildings to establish legal use 8. of three dwelling units constructed without benefit of permit at 2250 Geary Boulevard (Lots 8, 9 and 11) and one dwelling unit constructed at each of the other properties (2560 Geary Boulevard - Lot 26, and 2580-2590 Geary Boulevard - Lot 27) without benefit of permit requiring modification of the City Planning Code standards for DWELLING UNIT DENSITY, in an NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and a 50-X Height and Bulk District. (Continued from Regular Meeting of October 22 1992)
14. 90.378C (BADINER)
2237 MASON STREET, west side between Chestnut and Francisco Streets, Lot 2 in Assessor's Block 51 -- Request for Conditional use Authorization under Planning Code Section 722.55 and 790.84 and a Permit to Convert under Administrative Code Section 41 to convert 62 tourist units in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. (Continued from Regular Meeting of November 12, 1992)

4:30 P.M.

15. 92.287ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as interim controls for a period not to exceed 6 months, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar. (Continued from Regular Meeting of November 12, 1992)

16. 92.288ET (HORTON)
RESIDENTIAL CONSERVATION CONTROLS (RCC-D) Public Hearing of the Residential Conservation Controls as permanent controls, including the Level 1 and Level 2 proposal presented on October 15, 1992. For availability of the proposal, please refer to the end of the calendar.
(Continued from Regular Meeting of November 12, 1992)

5:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

17. 92.647D (BLAUVELT)
217 MULLEN AVENUE, northwest side between Franconia and Montcalm Streets, Lot 30 in Assessor's Block 5529 -- Request for determination of compatibility with applicable Design Guidelines under Bernal Heights Special Use District.
18. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 15, 1992)
19. 92.442D PUBLIC HEARING CLOSED (BERKOWITZ)
546 TERESITA BOULEVARD, west side between Bella Vista and Arroyo Ways, Lot 8 in Assessor's Block 2966A -- Request for Discretionary Review of Building Permit Application No. 9208448 for the construction of a vertical addition including two bedrooms and a bathroom for a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 12, 1992)

NOTE: ON SEPTEMBER 24, 1992, AFTER RECEIVING PUBLIC TESTIMONY, THE COMMISSION CLOSED THE PUBLIC HEARING AND CONTINUED THE MATTER TO NOVEMBER 12, 1992 BY A VOTE OF 5-0. COMMISSIONERS BOLDRIDGE AND SMITH WERE ABSENT. ON NOVEMBER 12, 1992, THE COMMISSION HEARD FURTHER COMMENTS FROM THE PROJECT SPONSOR AND DISCRETIONARY REVIEW REQUESTORS AND CONTINUED THE MATTER TO NOVEMBER 19, 1992. COMMISSIONERS BOLDRIDGE AND SMITH HAVE REQUESTED COPIES OF THE SEPTEMBER 24, 1992 HEARING TAPE TO ALLOW THEM TO VOTE ON FINAL ACTION. THE PUBLIC HEARING REMAINS CLOSED.

20. 92.490D (COLEMAN)
724 FAXON AVENUE, eastside, between Wilwood and Elmwood Ways, Lot 19
in Assessor's Block 3174 -- Request for Discretionary Review of
Building Application 9204895 to add a story to an existing one story
over garage structure in an RH-1(0) (House, One-Family, Detached
Dwellings) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 12, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)
(The workshops will be held generally at 6 p.m. in Room 282 of City Hall, please refer to the calendar of the specific date)

- | | |
|---------------------------|--|
| November 19 | Public hearing on RCC. The Commission will listen to public testimony on the RCC alternatives and staff recommendations and give further direction to staff. |
| December 92 | Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary. |
| January 7
or 14, 1993 | Publication of revised ordinance for review by the Planning Commission and public. |
| February 4
or 11, 1993 | Public hearings start on the revised ordinance. Further revisions if requested by the Commission. |
| Mid March | Potential adoption as interim and/or permanent controls and transmittal to the Board of Supervisors. |

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries. Please call ahead (558-6264) to make sure that copies are available or leave your name and phone number so that we can notify you when the copies arrive.



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

NOTICE OF CANCELLATION
OF THE
CITY PLANNING COMMISSIONS'
REGULAR MEETING
THURSDAY
NOVEMBER 26, 1992

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco City Planning Commission is canceled for the Thanksgiving holiday on Thursday, November 26, 1992.

Linda Avery
Commission Secretary

CPC:718

PLANNING COMMISSION ROSTER

PRESIDENT	SIDNEY R. UNOBSKEY
V. PRESIDENT	FRANK S. FUNG
COMMISSIONER	M. TOBY LEVINE
COMMISSIONER	SUSAN E. LOWENBERG
COMMISSIONER	ELLIS SMITH
EX-OFFICIO	RUDOLF NOTHENBERG, CAO
(ALT for CAO)	DAVID PROWLER
EX-OFFICIO	THOMAS J. ELZEY, GM, PUC
(ALT for GM, PUC)	ROMAINE BOLDRIDGE

Linda D. Avery
Commission Secretary

DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 3, 1992
ROOM 282, CITY HALL
1:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

NOV 30 1992

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.390C (LINDSAY)
2899 CLAY STREET, southeast corner of Clay and Divisadero Streets, Lot 23 in Assessor's Block 1003 - The subject property contains a church which became an "automatic" Conditional Use in 1978, since it lawfully existed in a residential zoning district at that time. Under Section 178(b) of the City Planning Code, permitted Conditional Uses which lawfully existed at the time of the 1978 City Planning Code amendment that required certain new uses in residential zoning districts to obtain Conditional Use authorization, were permitted to continue as "automatic" Conditional Uses, on the condition that they continued to operate in the form and intensity of use which existed on the effective date of that amendment. Section 178(c) of the City Planning Code stipulates that permitted Conditional Uses may not be significantly altered, enlarged or intensified except upon approval of a new Conditional Use authorization. The Zoning Administrator has determined that the church's permitted Conditional Use has been significantly intensified since 1978 without approval by the City Planning Commission of a new Conditional Use authorization. The matter is therefore being calendared for a Public Hearing before the

Item 92.390C continued

City Planning Commission to consider either revocation of the church's Conditional Use authorization (under Section 303(d) of the City Planning Code) or modification of conditions to establish the church's intensified level of use as its authorized use.
(Proposed from continuance to February 4, 1993)

2. 91.214E, 91.215E, 91.327E, 91.328E (GALLAGHER)
Residential Conservation Controls (RCC) and Demolition and Extensive Alteration Controls -- Appeal of a Preliminary Negative Declaration on four formerly proposed ordinances -- the Residential Conservation Controls proposed on an interim basis, the RCC proposed as permanent controls, the Demolition and Extensive Alteration Controls proposed on an interim basis and the Demolition and Extensive Alteration Controls proposed as permanent controls. The proposed RCC has been amended and continues to change in the public hearing process. When the Planning Commission directs the Department to review the new proposal under the requirements of the California Environmental Quality Act (CEQA) the Department will determine whether the existing negative declaration can be amended to reflect changes in the proposed legislation or whether an entirely new environmental document should be prepared. Should the existing negative declaration be sufficient, the appeal will be heard prior to Commission action on the proposal itself. Should a new environmental document be initiated, opportunities for appeal or other legal challenge will be provided as set forth under Chapter 31 of the San Francisco Administrative Code and CEQA.
(Proposed for continuance to January 7, 1992)

E. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. (EDELIN)
Charge structure for requests for information, analyses, report preparation and presentations.

4. (GALLAGHER)
INFORMATIONAL PRESENTATION ON PLANNING CODE ENFORCEMENT, Members of the Department's enforcement (i.e., violation abatement) unit will provide an overview of the enforcement work program and abatement process. Representatives of the City Attorney's Office and Bureau of Building Inspection will also take part in the presentation. An informational handout on this topic is available at the Zoning Information Counter
5. (MEDINA)
CITYWIDE TRAVEL BEHAVIOR SURVEY, CONTRACT MODIFICATION, Consideration of Resolution authorizing the Director of Planning to modify the personal services contract with Nelson/Nygaard Associates for an amount not to exceed \$39,046.

E. REGULAR CALENDAR

6. 90.109E (McCORMICK)
72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL EIR, 72-82 Natoma Street, north side through to Minna Street, between First and Second Streets; Block 3721, Lots 31, 45A 46, 53, 54: construct a 48-story, 475 foot residential and retail building containing approximately 640, 430 gross square feet of space including 509 dwelling units, 21, 100 square feet of ground floor retail space and podium level health club, and five above and below grade parking levels containing approximately 140,250 gross square feet of space for approximately 406 automobiles (with tandem parking).

Construct a six-story, approximately 22,700 gross square foot office and retail building on the south side of Natoma Street (Lot 31) containing 18,380 gross square feet of office space and 4,330 square feet of ground floor retail and lobby space; structures would replace surface parking lots of 34 and 16 spaces, respectively.
7. 90.109EXC (BADINER)
72 - 82 NATOMA STREET (NATOMA MEWS), north side between First and Second Streets running thorough to Minna Street, Lots 45, 46, 53 and 54 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 406 parking spaces and 10,000 square feet of retail space and is requesting exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure and truck maneuvering requirements, and Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use.

8. 92.431C (NIXON)
1750 POLK STREET, east side between Washington and Clay Streets; Lot 20 in Assessor's Block 620 - Request for Conditional Use Authorization to allow Other Entertainment (as defined in Section 790.38 of the Planning Code) in the Polk Street Neighborhood Commercial District. The proposal is to add a piano and accompaniment to an existing bar. The proposed hours of entertainment are 9:00 p.m. to 1:00 a.m.
(Continued from Regular Meeting of October 8, 1992)
9. 92.472C (BERGDOLL)
1653 LOMBARD STREET, south side between Gough and Octavia Streets; Lot 16 in Assessor's Block 505 -- Request for Conditional Use Authorization for a reduction in the residential off-street parking requirements for a two-unit building within an NC-3 Neighborhood Commercial District.

NOTE: AT 5:30 P.M., THE COMMISSION WILL RECESS FROM ITS REGULAR CALENDAR AND CONVENE INTO A SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION.

SPECIAL JOINT MEETING
OF THE
CITY PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY
THURSDAY
DECEMBER 3, 1992
ROOM 282, CITY HALL
5:30 P.M.

ROLL CALL: City Planning Commissioners: Fung, Elzey/Boldridge, Levine, Lowenberg, Nothenberb/Prowler, Smith, Unobskey

Redevelopment Agency: Bagot, Bolanos, Hom, King, Kitahata, Ong, Stern

5:30 P.M.

CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT.

10. 91.355E (SAHM)
Yerba Buena Center Redevelopment Plan Amendments; amendments would include additional areas designated for housing and would make the Plan congruent where appropriate with the Downtown Plan, and amendments to change the scope of permitted development on sites in the Yerba Buena Gardens part of the Area; the area generally bounded by Second, Harrison, Fourth and Market Streets; the Subsequent EIR both assesses the above amendments and updates analyses from the original and Second Supplemental EIRs.

Adjournment.

NOTE: THOSE ITEMS SCHEDULED ON THIS CALENDAR PRIOR TO THE 5:30 P.M. SPECIAL JOINT MEETING WITH THE REDEVELOPMENT AGENCY COMMISSION BUT HAVE NOT BEEN HEARD, COULD BE CONSIDERED AT THIS TIME (BEFORE PROGRESSING TO THE REST OF THE CALENDAR).

6:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M. COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

11. 92.519D (BERKOWITZ)
750-52 GRAND AVENUE, west side between Clipper Terrace and 25th Street, Lot 24 in Assessor's Block 2849 - Request for Discretionary Review of Building Permit Application No. 9216874 to construct a three-story, two-unit residential building in an RH-2 story, (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing
12. 92.621D (BERKOWITZ)
3246 BAKER STREET, east side between Bay and Francisco Streets, Lot 28 in Assessor's Block 926 - Request for Discretionary Review of Building Permit Application No. 9214856 to construct a third floor addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
13. 92.561D (BERKOWITZ)
710 - 712 WISCONSIN STREET, west side between 20th and 22nd Streets, Lot 12 in Assessor's Block 926 - Request for Discretionary Review of Building Permit Application No. 9214856 to construct a third floor addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
14. 92.346D (BLAUVELT)
500 LANSDALE, south side between Myra Way (Dalewood Way) and Globe Alley, Lot 45 in Assessor's Block 2993 -- Request for Discretionary Review of Building Permit Application No. 9200474 to construct an addition to the existing two-story, single-family dwelling, in an RH-1 (D) (House, One-Family, Detached). The project sponsor proposes to construct either a new third story or a two-story rear addition.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 19, 1992)

15. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25
in Assessor's Block 1870 -- Request for Discretionary Review of
Building Permit Application No. 911383 to construct a horizontal and
vertical addition to the existing single-family dwelling and
construct a second dwelling unit in the house, in an RH-2 (House,
Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 19, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.

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Addendum

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 3, 1992
ROOM 282, CITY HALL
2:00 P.M.

(note amended start time)

DOCUMENTS DEPT.

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2:00 P.M.

A. ITEMS TO BE CONTINUED

- A1. 92.002CE (RUBIN)
2555 MISSION STREET, THE CINE LATINO, Appeal of Preliminary
Negative Declaration, Assessor's Block 3615, lot 23; east side of Mission
between 21st and 22nd Streets. Proposed demolition of Cine Latino Theater
building, and construction of a two-story, 14,750 sq. ft. commercial building
with 25 space basement level parking garage.
(Proposed for continuance to January 7, 1993)

NOTE: Since printing and distribution of the original calendar for December 3, 1992,
the following three items listed under the "Regular Calendar" for hearing, are now being
proposed for continuance:

6. 90.109E (McCORMICK)
72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL
EIR; north side through to Minna Street, between First and Second Streets;
Block 3721, Lots 31, 45A, 46, 53, 54.
(Proposed for continuance to December 17, 1992)
7. 90.109EXC (BADINER)
72 - 82 NATOMA STREET (NATOMA MEWS) - north side between First and
Second Streets running through Minna Street; Assessor's Block 3721, Lots
45, 46, 53, and 54 - Request for Determinations of Compliance and
Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts)
and Request for Conditional Use Authorization to construct a 48 story
residential building with parking and retail uses, in the C-3-0 (Downtown
Commercial, Office) District and 500-S and 550-S Height and Bulk Districts.
(Proposed for continuance to December 17, 1992)
9. 92.472C (BERGDOLL)
1653 LOMBARD STREET, south side between Gough and Octavia Streets;
Lot 16 in Assessor's Block 505 -- Request for Conditional Use Authorization
for a reduction in the residential off-street parking requirements for a two-unit
building within an NC-3 Neighborhood Commercial District.
(Proposed for continuance to December 17, 1992)

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DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 10, 1992
ROOM 282, CITY HALL
2:00 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

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ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 92.513C (GREEN)
2164 MISSION STREET, west side between Sycamore and 18th Streets; Lot 21 in Assessor's Block 3576 -- Request for a Conditional Use Authorization to establish a self-service restaurant serving pizza on a take-out basis and delivering pizza to phone-in customers.
(Proposed for Continuance to December 17, 1992)
2. 91.497D (COLEMAN)
1124-26 FILBERT STREET, northside between Hyde and Leavenworth Streets, Lot 6 in Assessor's Block 94 -- Request for Discretionary Review of Building Permit Application No. 8916280 to construct a dormer on the west side of the existing third floor and to replace the roof.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed from Continuance to January 7, 1992)
3. 92.490D (COLEMAN)
724 FAXON AVENUE, eastside, between Wilwood and Elmwood Ways, Lot 19 in Assessor's Block 3174 -- Request for Discretionary Review of Building Application 9204895 to add a story to an existing one story

Item 92.490D continued

over garage structure in an RH-1(0) (House, One-Family, Detached Dwellings) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for Indefinite Continuance)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

4. TIER III (BERKOWITZ)
25 MILTON, east side between Bosworth Street and San Jose Avenue, Lot 23 in Assessor's Block 6723 -- Informational presentation of Building Permit No. 9209547 for the reconstruction of a rear yard deck for a single family house in an RH-1 (House, One-Family) district. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.1.
5. TIER III (COLEMAN)
1189 SANCHEZ STREET, eastside, Lot 22 in Assessor's Block 6536 -- Informational presentation of Building Permit Application No. 9210725 for legalization of deck and repair of stairs. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.
6. TIER III (COLEMAN)
52 TOPEKA AVENUE, westside, Lot 13 in Assessor's Block 5382 -- Informational presentation of Building Permit Application No. 9214675 to legalize an existing two-story deck and construct new fire walls at the side of the decks. This project is being brought to the Commission's attention pursuant to Planning Commission Resolution No. 12044.

7.

(WYCKO/RUBIN)

PARKING INVENTORY, Information report on update of downtown off-street parking inventory which includes changes in downtown parking supply over past decade as well as parking occupancy and rate data.

4:00 P.M.

8.

(RIVASPLATA)

TRANSPORTATION MANAGEMENT ASSOCIATION PLAN ADOPTION, Hearing on proposed Resolution by the City Planning Commission approving the 1991-92 Executive Summary and 1993-98 Work Plan of the Transportation Management Association (TMA). This non-profit organization of downtown building managers and owners seeks the Commission's endorsement of its work, based on its ability to meet the objectives established for it in Resolution 13003 of January, 1991.

9.

(SAHM)

Consideration of Resolution authorizing the Director of Planning to enter into a Personal Service Contract with Santa Cruz County for the services of Richard A. Charter for up to \$9,000 for the Local Government Coordination Program for offshore and leasing proposals.

10.

(MALTZER)

PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; ii) changes in use which should increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

11.

(EDELIN)

Resolution adopting charge structure for requests for information, analyses, report preparation and presentations

NOTE: ON DECEMBER 3, 1992, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH MODIFICATIONS TO THE DRAFT LANGUAGE BY A VOTE OF 4-1. COMMISSIONER UNOBSKEY VOTED NO. COMMISSIONERS FUNG AND SMITH WERE ABSENT.

5:00 P.M.F. REGULAR CALENDAR

12. 92.426C

(NIXON)

3303 MISSION STREET, southeast side between Fair and Virginia Avenues (near 29th Street) Lot 32 in Assessor's Block 5615 - Request for Conditional Use Authorization to establish a small self-service restaurant (as defined by Section 790.91 of the Planning Code) in an NC-3 (Moderate-Scale Neighborhood Commercial) District and Mission

Item 92.426C continued

Street fast-food subdistrict. The proposal is to establish a donut shop with a total floor area of approximately 984 square feet, and seating for up approximately eight persons.

(Continued from Regular Meeting of November 19, 1992)

13. 92.493C

(MONTANA)

103-105 FREELON STREET, southwest corner at Fourth Street; Lot 30 of Assessor's Block 3777 - Request for conditional use authorization to convert a dwelling unit to additional restaurant space in an SLI (Service/Light Industrial) District and a 50-X height and bulk district.

(Continued from Regular Meeting of November 5, 1992)

6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

14. 92.277D

(PEARL)

2211 VAN NESS AVENUE, west side between Vallejo Street and Broadway, Lot 5 in Assessor's Block 570 -- Department-initiated Discretionary Review of Building Permit Application Number 9207938 to reduce the number of dwelling units from three to two and to modify condition number 2 of the previously approved Motion Number 10149, adopted on November 15, 1984, under Case Number 84.480D, in an RC-3 (Residential-Commercial, Combined: Medium Density) District, in the Van Ness Avenue Special Use District.

15. 92.607D

(BLAUVELT)

2544 LEAVENWORTH, east side between Bay and Francisco Streets, Lot 23 in Assessor's Block 44 -- Request for Discretionary Review of Building Permit Application No. 9217174 to construct a two-story vertical addition to the existing one-story, single-family dwelling in an RH-3 (House, Three-family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

16. 91.496D*

(COLEMAN)

3945 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 70 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 9012306S to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of November 19, 1992)

17. 91.522D*

(COLEMAN)

3947 - 19TH STREET, south side between Sanchez and Noe Streets, Lot 69 in Assessor's Block 3601 -- Request for Discretionary Review of Building Permit Application No. 90123058 to construct a two unit 5 story over garage structure in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review.

b) Discretionary Review hearing

*NOTE: THESE TWO CASES SHOULD BE HEARD TOGETHER

(Continued from Regular Meeting of November 19, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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NOTICE

Schedule of Hearings on the RESIDENTIAL CONSERVATION CONTROLS (RCC)

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

The schedule is subject to change.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.

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NOTICE OF CORRECTION

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 10, 1992
ROOM 282, CITY HALL

DOCUMENTS DEPT.

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NOTICE IS HEREBY GIVEN that the following item listed on the calendar of the San Francisco City Planning Commission for Thursday, December 10, 1992, was shown incorrectly. The item should read:

4:00 P.M.

10.

(Maltzer)

PROPOSED REVISIONS/AMENDMENTS TO CEQA GUIDELINES, Hearing on proposed Resolution by City Planning Commission requesting that State California Environmental Quality Act (CEQA) Guidelines be revised and/or amended to include the following types of projects within the list of categorical exemptions from CEQA: i) legislation to rezone small properties, permitting no more development than would be permitted under present categorical exemptions; ii) acquisition of property by a public agency where; iii) minor subdivisions whether or not a variance is required; iv) new construction or conversion of up to six dwelling units regardless of the number of structures involved; and v) changes in use which should increase a building occupancy by no more than the occupancy increase presently allowed by a small (and presently exempt) addition to the structure.

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DISABILITY ACCESS

THE COMMISSION'S MEETING ROOM, ROOM 282, SECOND FLOOR, CITY HALL, IS WHEELCHAIR ACCESSIBLE. SIGN LANGUAGE INTERPRETERS ARE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS BEFORE A MEETING. A SOUND ENHANCEMENT SYSTEM IS BEING ORDERED BUT IS NOT YET AVAILABLE. LARGE PRINT COPIES OF THE AGENDA WILL BE MADE AVAILABLE ON REQUEST; PLEASE CONTACT THE COMMISSION SECRETARY AT 558-6414 AT LEAST TWO BUSINESS DAYS IN ADVANCE OF NEED. IN ORDER TO ALLOW INDIVIDUALS WITH ENVIRONMENTAL ILLNESS TO ATTEND MEETINGS, INDIVIDUALS ARE REQUESTED TO REFRAIN FROM WEARING PERFUME OR OTHER SCENTED PRODUCTS.

NOTICE OF MEETING AND CALENDAR
OF THE

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY

DECEMBER 17, 1992
ROOM 282, CITY HALL
2:30 P.M.
(NOTE START TIME)

DOCUMENTS DEPT.

DEC 14 1992

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ROLL CALL: Commissioners Fung, Elzey/Boldridge, Levine, Lowenberg,
Nothenberg/Prowler, Smith, Unobskey.

NOTE: The Commission will take a short recess at 3:30 p.m.

2:30 P.M.

A. ITEMS TO BE CONTINUED

1. 92.328E (GITELMAN)
AMNESTY PROGRAM FOR ILLEGAL DWELLING UNITS -- APPEAL OF A PRELIMINARY NEGATIVE DECLARATION. The proposed project is an ordinance that would amend sections of the City Planning Code, the Housing Code, the Building Code, and Article 37 of the Administrative Code (the Residential Rent Stabilization and Arbitration Ordinance), in order to establish a 24-month amnesty program for illegal dwelling units. Under the proposed program, property owners in certain zoning districts would be permitted to retain one illegal dwelling unit which is within the district's density limit, or to retain one above the density limit, as long as the unit was constructed prior to January 1, 1992, and certain other conditions are met.
(Proposed for Continuance to January 7, 1993)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

2. (LORD)

CENTRAL EMPLOYMENT BROKERAGE ASSOCIATION (CEBA), public hearing to consider adoption of the Central Employment Brokerage Association (CEBA) program and budget proposals. Section 164 of the City Planning Code requires office projects of 100,000 square feet or more located in C-3 zoning districts and approved after 1985 to provide employment brokerage services to San Francisco residents. CEBA, a newly incorporated non-profit corporation, is seeking approval of a proposed employment program and budget as required by City Planning Commission Resolution NO. 13091.

3a. (MONTANA/HERRERA)

RESIDENCE ELEMENT ANNUAL EVALUATION, Report for 1992 - Informational presentation describing new ethnicity and household income census data; housing need and production evaluation; status report on Residence Element implementation programs in preparation for a future public hearing to discuss the policy implications of this data. (Copies of the report are available at the 4th Floor Reception Desk, 450 McAllister Street).

3b. COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS), Informational presentation by the Mayor's Office of Housing on the ANNUAL PLAN FOR 1993; Housing Development Resources and strategies for 1993. (Copies of the report are available at the 4th Floor Reception Desk, 450 McAllister Street).

4:30 P.M.

E. CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT - PUBLIC HEARING CLOSED

4. 90.109E (McCORMICK)

72 - 82 NATOMA STREET (NATOMA MEWS) - CERTIFICATION OF FINAL EIR, 72-82 Natoma Street, north side through to Minna Street, between First and Second Streets; Block 3721, Lots 31, 45A 46, 53, 54: construct a 48-story, 475 foot residential and retail building containing approximately 640, 430 gross square feet of space

Item 90.109E continued

including 509 dwelling units, 21,100 square feet of ground floor retail space and podium level health club, and five above and below grade parking levels containing approximately 140,250 gross square feet of space for approximately 406 automobiles (with tandem parking).

Construct a six-story, approximately 22,700 gross square foot office and retail building on the south side of Natoma Street (Lot 31) containing 18,380 gross square feet of office space and 4,330 square feet of ground floor retail and lobby space; structures would replace surface parking lots of 34 and 16 spaces, respectively.
(Continued from Regular Meeting of December 3, 1992)

F. REGULAR CALENDAR

5. 90.109EXC (BADINER)
72 - 82 NATOMA STREET (NATOMA MEWS), north side between First and Second Streets running through to Minna Street, Lots 45A, 46, 53 and 54 in Assessor's Block 3721 - Request for Determinations of Compliance and Exceptions under Section 309 (Permit Review in C-3 (Downtown) Districts) and Request for Conditional Use Authorization to construct a 48 story residential building with parking and retail uses, in the C-3-0 (Downtown Commercial, Office) District and 500-S and 550-S Height and Bulk Districts. The proposed project is an approximately 48 story, 475 foot tall tower containing approximately 509 residential units, 509 parking spaces and 10,000 square feet of retail space and is requesting Conditional Use Authorization, including authorization for increased residential density and parking in excess of that permitted as an accessory use and exceptions under Section 309, including exceptions to the side setback, rear yard requirements, dwelling unit exposure, independently accessible parking requirements and truck maneuvering requirements.
(Continued from Regular Meeting of December 3, 1992)
6. 92.467C (BERGDOLL)
2257 MASON STREET, west side at the corner of Francisco Street; Lot 1, in Assessor's Block 51 -- Request for Conditional Use Authorization to establish a FULL SERVICE RESTAURANT as defined in Section 790.92 of the Planning Code on the ground floor of an existing three-story mixed use building within the North Beach Neighborhood Commercial District.
7. 92.472C (BERGDOLL)
1653 LOMBARD STREET, south side between Gough and Octavia Streets; Lot 16 in Assessor's Block 505 -- Request for Conditional Use Authorization for a reduction in the residential off-street parking requirements for a two-unit building within an NC-3 Neighborhood Commercial District.
(Continued from Regular Meeting of December 3, 1992)

8. 92.513C (ANDRADE)
2164 MISSION STREET, west side between Sycamore and 18th Streets; Lot 21 in Assessor's Block 3576 -- Request for a Conditional Use Authorization to establish a self-service restaurant serving pizza on a take-out basis and delivering pizza to phone-in customers. (Continued from Regular Meeting of December 10, 1992)
9. 92.547C (WONG)
1222-24 9TH AVENUE, east side between Lincoln Way and Irving Streets; Lot 33 in Assessor's Block 1742 -- Pursuant to Section 161(j) of the Planning Code, request for Conditional Use Authorization to eliminate required off-street parking for an existing upper floor dwelling unit within an NC-2 (Small-Scale) Neighborhood Commercial District. The proposal is to eliminate the requirement of one off-street parking space for an existing upper floor dwelling unit previously established without proper building permits. Roof decks are to be added to the south side of the building to comply with usable open space requirements.
10. 92.495C (HING)
1653 HAIGHT STREET, southwest corner of Haight and Belvedere Streets, Lot 1 in Assessor's Block 1247 -- Request for Conditional Use Authorization to install an automatic teller machine (ATM) with less than the required three (3) feet setback (pursuant to Planning Code Sections 719.26 and 145.2) in an existing bank in the Haight Street Neighborhood Commercial District. The proposal is to install a second walk-up automatic teller machine along the Belvedere Street frontage and to replace the existing teller machine with a handicap accessible unit.
11. 92.582C (BANALES)
2227 IRVING STREET, south side between 23d and 24th Avenues, Lot 44 in Assessor's Block 1778 -- Request for Conditional Use Authorization to establish a small self-service restaurant within an NC-2 (Small Scale) Neighborhood Commercial District and the Irving Street Restaurant and Fast Food Subdistrict. The proposal is to establish a self-service bakery containing 523 square feet of floor area, including counter space and seating for 16 persons, and an additional 395 square feet of floor area to be used as office and storage. The total proposed floor area is 918 square feet.
12. 92.458C (GREEN)
4050 - 19TH AVENUE, north side between Monticello and Byxbee Streets; Lot 10 in Assessor's Block 7083 -- Request for Conditional Use Authorization to amend a previous authorization as set forth in City Planning Commission Motion No. 13098 for an existing self-storage facility in an NC-1 (Neighborhood Commercial Cluster) District. (Continued from Regular Meeting of November 19, 1992)

13. 92.266C (GREEN)
1564-1572 UNION STREET, north side between Franklin Street and Van Ness Avenue; Lot 15 in Assessor's Block 527 -- Request for Conditional Use Authorization to develop a lot in excess of 5,000 square feet in size and located within the Union Street Neighborhood Commercial District. The proposal is to demolish the existing one story building containing three commercial tenants and the construction of a four-story building containing ground floor commercial floor area and nine off-street parking spaces and a total of nine dwelling units on three floors above on a lot approximately 5,867 square feet in size.

6:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE: AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

14. 92.444D (PAEZ)
70 DIAMOND STREET, westside between Market and 18th Streets, Lot 12 in Assessor's Block 2649 -- Request for Discretionary Review of Building Permit Application No. 9210907 under Section 101.1 of the City Planning Code for the demolition of an Architecturally Significant single-family dwelling and the construction of a three-family replacement dwelling in an RH-3 (House, Three-Family) District with a 40-X Height and Bulk designation.
15. 91.597D (BLAUVELT)
2029 KIRKHAM STREET, south side between 24th and 25th Avenues, Lot 25 in Assessor's Block 1870 -- Request for Discretionary Review of Building Permit Application No. 911383 to construct a horizontal and vertical addition to the existing single-family dwelling and construct a second dwelling unit in the house, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of December 3, 1992)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may

Notice of Appeals continued

be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: Speaker Cards will be available at all meetings. They can also be picked up in advance from 6th Floor Reception, Department of City Planning, 450 McAllister.

NOTICE

Schedule of the RESIDENTIAL CONSERVATION CONTROLS (RCC)

December 92 Staff will revise the ordinance and seek City Attorney's approval as to form. Staff will also review the Neg. Dec. and revise if necessary.

Copies of the Level 1 and Level 2 proposal are available free of charge at the 4th floor reception desk of the Department of City Planning. Copies of the proposed RCC ordinance as initiated in May 1992, are available for sale (\$12) at the Department or may be reviewed at the Department or all San Francisco public libraries.

CPC: 722



City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

DOCUMENTS DEPT.


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NOTICE OF CANCELLATION

OF THE
CITY PLANNING COMMISSIONS'
REGULAR MEETINGS
THURSDAY
DECEMBER 24, 1992
AND
THURSDAY
DECEMBER 31, 1992

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco City Planning Commission are canceled for the Christmas and New Year holidays on Thursday, December 24, 1992, and Thursday, December 31, 1992.


Linda Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SIDNEY R. UNOBSKEY
V. PRESIDENT	FRANK S. FUNG
COMMISSIONER	M. TOBY LEVINE
COMMISSIONER	SUSAN E. LOWENBERG
COMMISSIONER	ELLIS SMITH
EX-OFFICIO	RUDOLF NOTHENBERG, CAO
(ALT for CAO)	DAVID PROWLER
EX-OFFICIO	THOMAS J. ELZEY, GM, PUC
(ALT for GM, PUC)	ROMAINE BOLDRIDGE
	LUCIAN BLAZEJ, DIRECTOR OF PLANNING
	ROBERT PASSMORE, ZONING ADMINISTRATOR
	LINDA AVERY, COMMISSION SECRETARY

